



**Dyffryn Pontllofwyn, Llanfarian
Aberystwyth Ceredigion SY23 4BU**

Guide price £185,000



A 2 Bedroomed house situated approximately 3 miles from Aberystwyth in need of modernisation.

The property abuts the A485 Road on the edge of the village.

The village of Llanfarian is situated some 4 miles due south of the University and market town of Aberystwyth which has a good range of both local and national retailers. There is a regular bus service from Llanfarian to Aberystwyth and to the Georgian harbour town of Aberaeron some 14 miles to the south.

TENURE

Freehold

SERVICES

All mains services. Oil fired central heating

COUNCIL TAX

Band D

VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970626160 or sales@aledellis.com

Dyffryn provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera. Please note that Dyffryn is in need of modernisation.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY



With stairs to first floor and doors to

SITTING ROOM

11'11" x 6'11" (3.65 x 2.13)



With window to fore, radiator.

LIVING / DINING AREA

10'4" x 22'7" (3.16 x 6.89)



With window to fore, radiators, wooden panelled walls, Doors leading to

KITCHEN AREA

11'1" x 10'5" (3.38 x 3.18)



With windows to rear and side, dated units, dated oil boiler, single drainer steel sink unit, radiator.

UTILITY AREA

9'4" x 5'7" (2.86 x 1.71)



L shaped in nature, door to side passage, garage, and shed. Door to

OFFICE / STOREROOM

7'11" x 5'3" (2.43 x 1.62)



With window to side.

CONNECTING CORRIDOR



With windows and doors to fore and rear leading to

SPACIOUS SECONDARY LOUNGE

18'1" x 21'3" (5.53 x 6.48)



With windows to fore and rear, laminate wooden flooring, built in storage cupboard, door to.



DOWNSTAIRS SHOWERROOM

6'1" x 4'1" (1.86 x 1.27)



With obscured window to rear, electric shower, WC, Wash handbasin, tiled floor, tiled walls.

FIRST FLOOR

BATHROOM

8'10" x 6'7" (2.71 x 2.02)



With obscured window to side, radiator, WC, Bath, wash hand basin, airing cupboard.

BEDROOM 1



With window to fore, radiator, built in wardrobes.

BEDROOM 2



With window to side and fore, feature cast iron fireplace, radiator

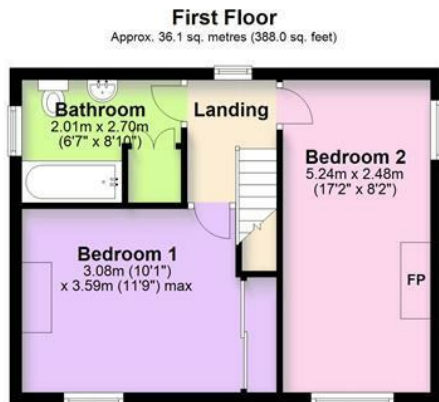
EXTERNALLY

There is a public footpath to the fore which follows the river Llolwyn up the valley through picturesque woodland to Rhydygwin Lane. There is a pleasant garden to the fore bordering the river Llolwyn. There is also a garage to the side with restricted access together with storage shed.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road South to Llanfarian. Turn left at the crossroads on to A485 Tregaron road and Dyffryn is one of the last properties on the right-hand side, as you are leaving the village. The property is denoted by a For Sale board.

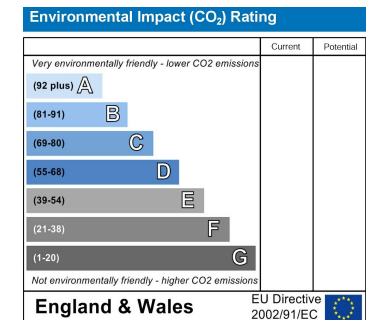
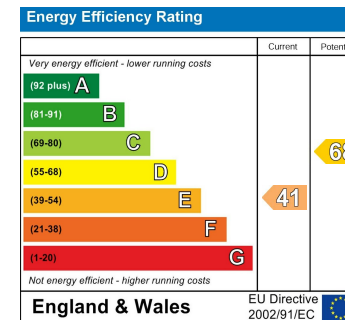
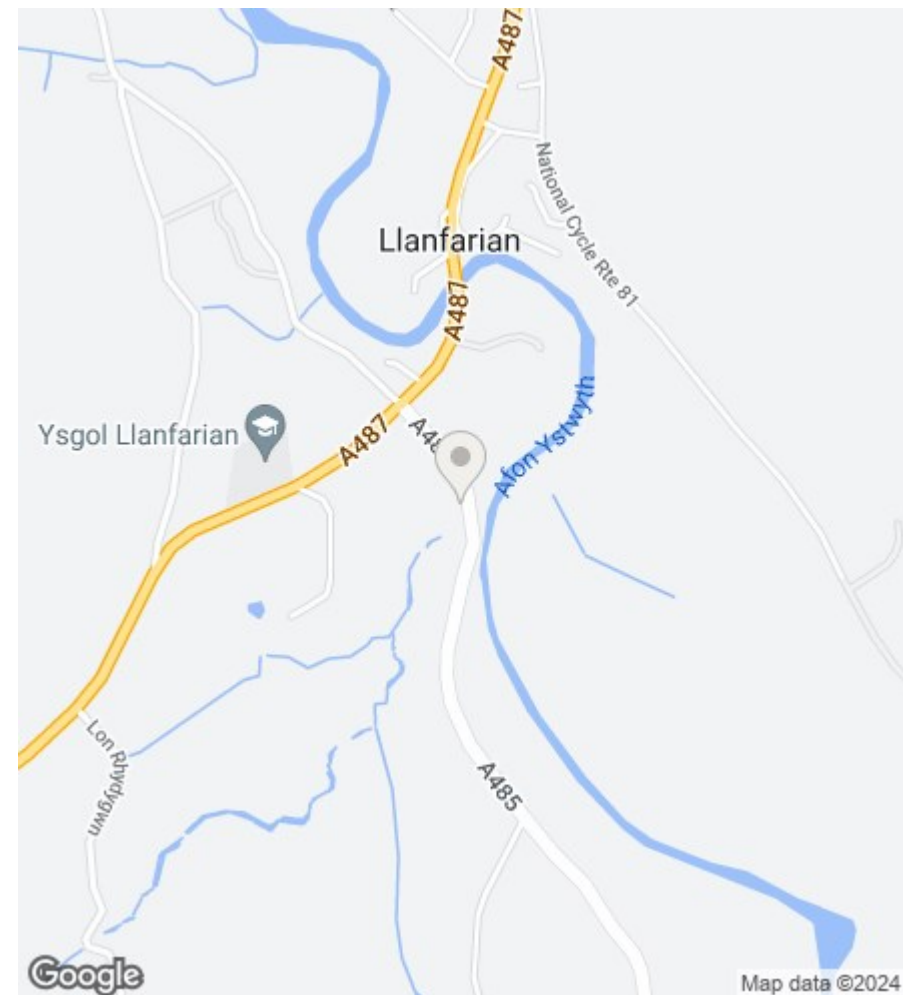




Total area: approx. 136.1 sq. metres (1465.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Dyffryn, Pontlloflyn, Llanfarian



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