



**Afallon , Llanfarian**  
**Aberystwyth Ceredigion SY23 4BT**  
**Guide price £290,000**



Enjoying a central location at this popular village, a detached very well presented 4 bedroomed house with detached garage and pleasant garden.

Afallon has been completely refurbished in recent years and is well worthy of inspection! A superb fully modernised family home.

The property is situated in the heart of the village just off the junction of the A487 and A485 trunk roads. It is convenient to all local amenities on offer which include primary school and village shop. There is a regular bus service from Llanfarian to Aberystwyth town centre which is but 3 miles or so travelling distance. Aberystwyth has a good range of amenities to cater for the large local and student populations.

Major employers at Aberystwyth include the University, National Library of Wales and Bronglais hospital.

### TENURE

Freehold.

### SERVICES

Mains electricity, water and drainage.

### COUNCIL TAX

Band F.

### VIEWING:

Strictly by appointment with the selling agents:  
Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.  
01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Afallon provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

### Front Entrance Door

### Reception Hallway



With stairs to first floor accommodation and doors to

### Living Room

13'5" x 15'7" (4.10 x 4.76)



A spacious and light living area with stone feature walls, a log burner with wooden beam above sat on a slate hearth and window to fore. Electric heater and spotlights. Opening to



**Kitchen Dining Room**  
11'7" x 20'2" (3.54 x 6.15)



A fresh modern style kitchen comprising of base and eye level units, integrated dishwasher, oven and grill. Appliance space, an island/breakfast bar and sink with mixer tap. Window and French doors to rear. Spotlights, electric heater and glazed door to



**Utility Room**  
9'1" x 10'4" (2.79 x 3.16)



With eye level units and appliance spaces, door to rear and doors to

**Downstairs WC**



With wc, wash hand basin set in vanity unit, obscured window to side and electric heater.

### Bedroom 4/Secondary Lounge

16'8" x 8'9" (5.10 x 2.67)



With window to fore and electric heater.

### First Floor Accommodation

#### Landing

With access to loft space, airing cupboard and doors to

### Bathroom



Comprising a free standing bath tub, walk in double shower cubicle, wc, wash hand basin set in vanity unit with led lit mirror and obscured window to rear. Extractor fan, spotlights and heated towel rail.

### Bedroom 1

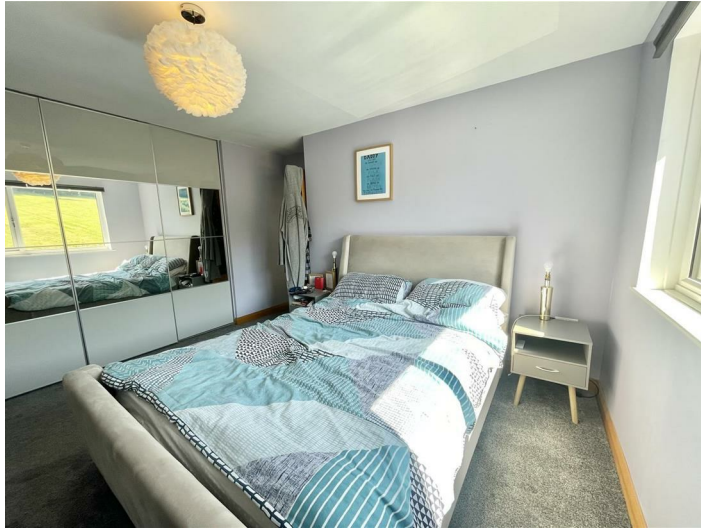
13'7" x 12'2" (4.15 x 3.73)



With fitted mirrored wardrobes, electric heater and window to rear.

## Bedroom 2

13'6" x 12'2" (4.13 x 3.73)



With fitted mirrored wardrobes, electric heater and window to fore.

## Bedroom 3/Office

9'2" x 8'2" (2.80 x 2.49)



With electric heater and window to fore.

## Externally



The property has a large vehicular hard standing with side access to the rear garden.

## Rear Garden



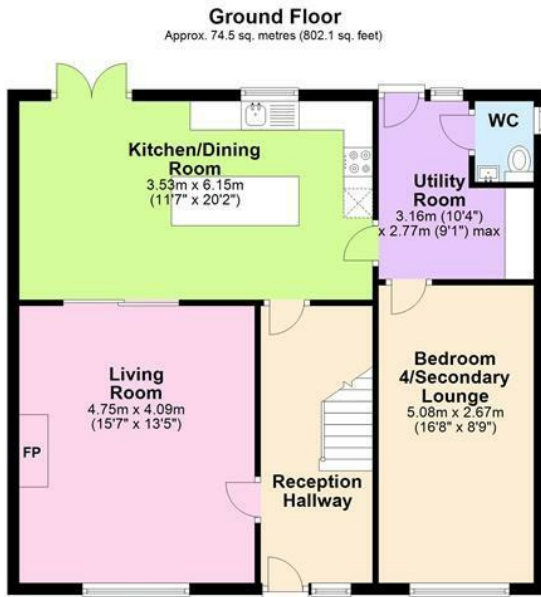
A private spacious garden with large stone patio and lawned area.

## Detached Garage

with up and over door. Side door.

## Directions

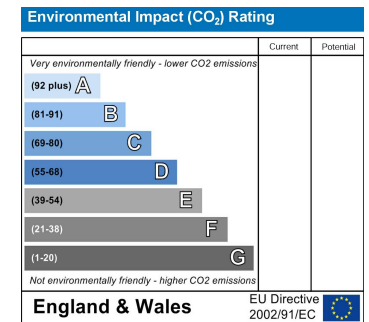
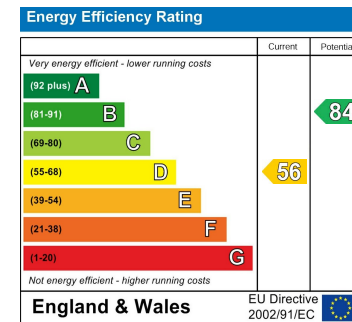
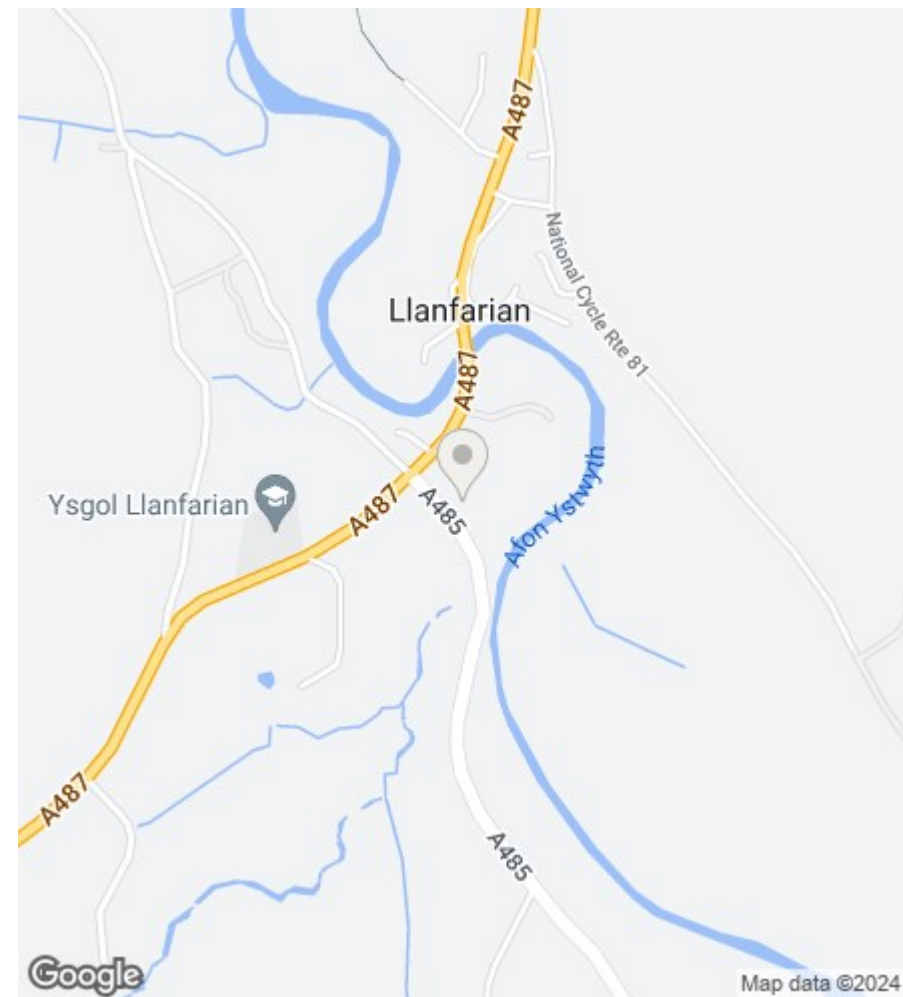
From Aberystwyth take the A487 coastal trunk road south to Llanfarian turn left onto A485 Tregaron road and the Afallon is the 2nd property on your left hand side.



Total area: approx. 125.2 sq. metres (1347.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Afallon, Llanfarian, Aberystwyth**



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