

# MSPROPERTIES

## ESTATE AGENCY

15 Dol Y Meillion, SY23 4AN

**GUIDE PRICE £269,950**

**FOR SALE / AR WERTH**



### Property Features:

- New Built Property
- Detached
- Freehold
- Popular Location
- Modern Fitted Kitchen
- 3 Bedrooms
- En-suite
- Viewing Recommended

## Description

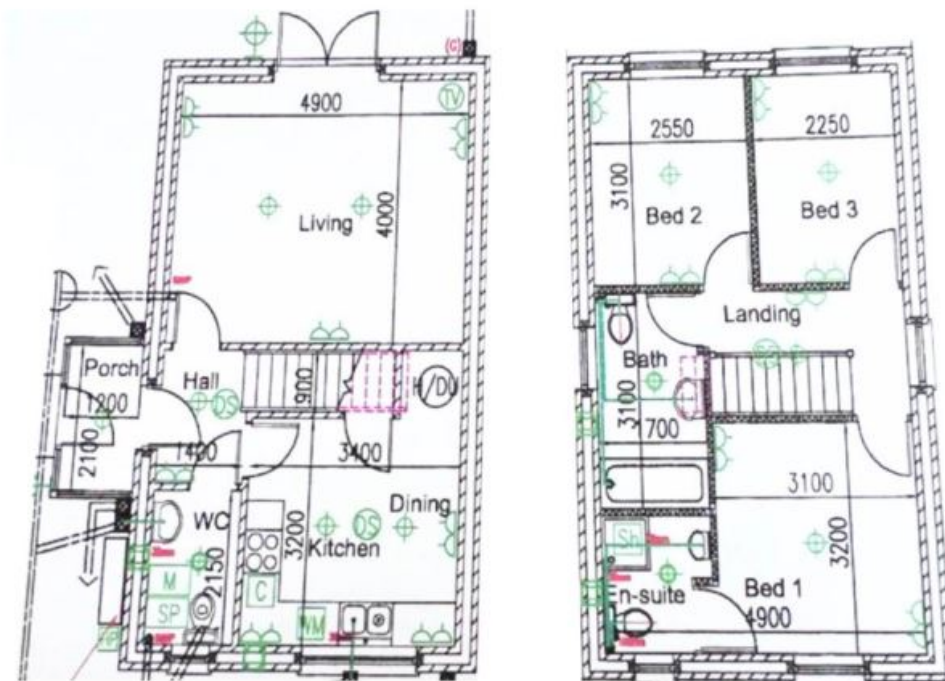
### SUMMARY

A newly built 3 bedroom centrally heated detached house on a corner plot on a new development in the popular commuter village of Llanilar.

### DESCRIPTION

This comfortable house is situated on a new development made up of similar properties close to the centre of the village. The popular commuter village of Llanilar offers everyday amenities with public transport to the neighbouring town of Aberystwyth which lies some 6 miles distance and offers excellent social educational and shopping facilities with public transport to all parts. The village lies on the Ystwyth bike trail which connects between Aberystwyth to Tregaron. The property was built in 2022 under a builders warranty of traditional cavity wall construction. The external walls are rough-cast rendered. The main walls support a pitched roof laid with tiles. Windows are of Upvc double glazed inserts. The accommodation is well presented with modern neutral tones.

## Floor Plan



Ground Floor

First Floor





**Enclosed Entrance Porch:**

Ideal cloaks and boot room. Door to:

**Hallway:**

With stairs to first floor. Doors to:

**Lounge:** 4.88m ( 16'1" ) x 3.96m ( 13'0" )

With patio door to outside rear. Feature fireplace with electric opic glow fire. Four twin power points. Six down lights. BT point with full fibre to the house.

**Kitchen/Breakfast Room:** 3.36m ( 11'1" ) x 3.16m ( 10'5" )

With window to front range of modern fitted units comprise of four base cupboards, integral dish washer, worktop above incorporating single drainer sink, four ring ceramic hob. Built in oven. Five wall cupboards. Six twin power points. Cooker control with power point. Understairs storage cupboard. Airing cupboard housing factory lagged hot water cylinder with pressure vessels.

**Toilet:**

With low flush WC wash hand basin. Window to side adding natural light.

**First Floor:**

Approached by easy rise stair case to central landing with window to side adding natural light and views of the adjoining farm land/woodlands. Twin power point. Doors to;

**Main Bedroom:** 3.43m ( 11'4" ) x 3.14m ( 10'4" )

With window to front. Three twin power points. panel radiator and door to:

**En-suite:**

With window to front. Shower cubicle, Low flush WC. Wash hand basin. Extractor fan. Panel radiator.

**Rear Bedroom:** 3.20m ( 10'6" ) x 2.22m ( 7'4" )

With window to rear. Panel radiator. Three twin power points.

**Other Rear Bedroom:** 3.07m ( 10'1" ) x 2.55m ( 8'5" )

With window to rear. Panel radiator. Three twin power points.

**Family Bathroom:**



With window to side. White suite comprise of Panel bath, Vanity wash hand basin. Low flush WC. Chromium towel radiator.

**Outside:**

To front, open plan tarmacadam parking area for three cars. Pedestrian access to both sides leading to rear garden mainly laid to lawn. Timber built insulated garden store room ideal home office.

**Services:**

Mains electric, Water and drainage. Full fibre to the house. Council tax Band D.

**General:**

This is an excellent opportunity of purchasing a detached modern house in excellent condition ideal for couples and families.

**Viewings:**

All Viewings are by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

**Important Information:**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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**EPC Certificate**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs			97	Very environmentally friendly - lower CO <sub>2</sub> emissions			98
(92-100) A		85		(92-100) A		87	
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	