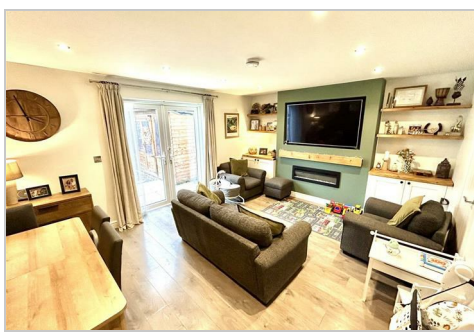


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**40 Dol Y Meillion, Llanilar, Aberystwyth, SY23 4AN**

**Asking Price £259,000**

Welcome to this charming house located in the picturesque Ystwyth Valley village of Llanilar, Aberystwyth. This delightful property offers a perfect blend of comfort and style, making it an ideal family home or for first time buyers.

The spacious living area is perfect for relaxing with family and friends, while the well-appointed kitchen provides the perfect space for culinary adventures. Upstairs, you will find cosy bedrooms that offer a peaceful retreat at the end of the day with an ensuite shower room as well as the main bathroom.

Outside, the property boasts a lovely garden with a spacious cabin being a valuable home office space for the current vendors.

Located close to Aberystwyth, this house offers the perfect balance of rural living and modern convenience. With local amenities, schools, and transport links nearby, you'll have everything you need right at your doorstep.

## Location

The property is well positioned in the centre of the popular village of Llanilar, which has a doctors surgery and popular primary school, yet only being some 4 miles from the market and university town of Aberystwyth. Llanilar is located in the lower reaches of the Ystwyth Valley and within walking distance of the Ystwyth Trail, providing a pedestrian and cycle route into Aberystwyth.

## Description



An attractive detached property offering contemporary style accommodation. The property, which we are informed is of traditional construction, is of high insulative values with air source heating including underfloor heating to the ground floor and high attic trusses with the potential for loft conversion for future expansion of the accommodation if required. The property is ideal for a growing family, having an attractive outdoor space, a particular benefit of which is the external log cabin-type structure currently used as a home office. The property also has the benefit of FTTP internet connection.

## Front entrance porch



With tiled floor and underfloor heating.

## Hallway

Timber effect flooring.

## Living room

13 x 16 (3.96m x 4.88m)



An attractive room with a mock chimney breast housing an electric flame-effect fire inset, together with recess for wall-mounted TV. Access to understairs storage cupboard and French doors to garden, leading to the home office.

## Utility room / cloakroom



Housing a W.C., wash handbasin, plumbing for automatic washing machine and heated towel rail.

**Kitchen - dining room**  
10'4 x 11 (3.15m x 3.35m)



An attractive range of modern kitchen units at base and wall level incorporating a single drainage sink unit, integrated dishwasher, space for automatic washing machine, fitted electric oven and hob with extractor hood over and space for fridge-freezer. Door to:

**Airing cupboard**  
With hot water cylinder.

**First floor**

**Landing**  
Access to loft via drop-down ladder to large loft area with attic trusses providing potential for future expansion of the accommodation via loft conversion if required (subject to any necessary consents).

**Master bedroom 1**  
10'5 x 10'5 (3.18m x 3.18m)



Radiator and window with ensuite shower room.

**Ensuite shower room**



With shower cubicle having electric shower, wash handbasin with electric shaving point, toilet and radiator.

**Bedroom 2**  
10 x 8'4 (3.05m x 2.54m)



Side window and radiator.

### Bedroom 3

9'5 x 7'4 (2.87m x 2.24m)



Window and radiator.

### Bathroom

10 x 8'2 (3.05m x 2.49m)



With a bath having shower unit over, toilet, wash handbasin, tiled surround, heated towel rail and extractor fan.

### Externally



The property is located on a spacious plot with front parking spaces for two cars, front lawned area, rear path housing the air source heating unit. The rear garden is enclosed in a secure fenced boundary having an initially paved patio area, raised, decked terrace and further lawned garden. There is also a beneficial home office and side store shed.

### Home office

16 x 9 (4.88m x 2.74m)



The property has the benefit of a useful log cabin-type structure having double doors leading to a home office with electricity and internet connected.

### Directions

From Aberystwyth travelling south along the A487, turn right in Llanfarian on to the A485. Continue into the village of Llanilar and in the centre of the village turn right on to Dol y Meillion. The property is the first detached property on the right hand side as identified by the agents For Sale board.

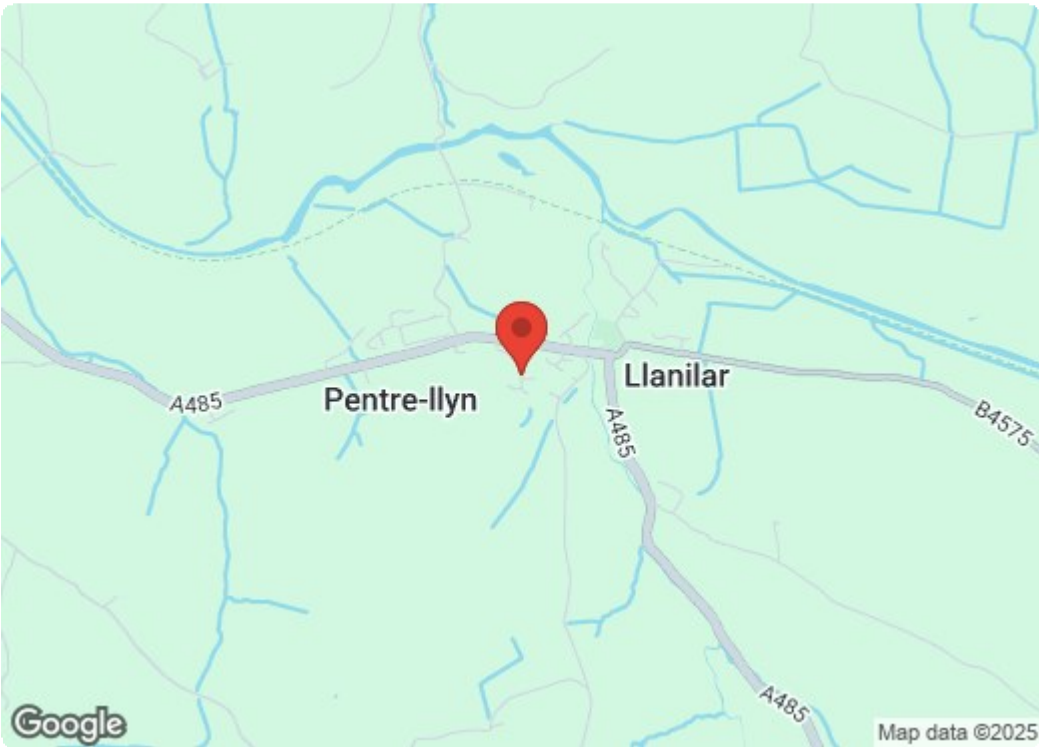
## Services



We are informed the property is connected to mains electricity, mains water, mains drainage and air source heating.

### **Council Tax Band D**

We understand the property is Council Tax Band D and the Council Tax payable for 2025/2026 financial year is £2262.



**Energy Efficiency Rating**

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 97        |
| (81-91) B                                   | 85      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC



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