



Llanfarian

£320,000



Finished to a high standard and beautiful on the inside as well as the outside we present to you 5 Clos Elan. With 3/4 bedrooms, 3 reception rooms, conservatory with underfloor heating and being only 4 miles from Aberystwyth town this home would be perfect for a growing family. Adding to the appeal, there is also a spectacular enclosed garden and parking up to 4 vehicles.

- 3/4 BEDROOM MODERN HOME
- LARGE MASTER BEDROOM WITH ENSUITE
- CONSERVATORY / GARDEN ROOM
- 10 MINUTES FROM ABERYSTWYTH TOWN
- NEAR LOCAL SCHOOLS & AMENITIES
- FANTASTIC ENCLOSED GARDEN
- PARKING FOR UP TO 4 CARS

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Call 01970 636000 to arrange a viewing

CLOS ELAN

Number 5 is located on a semi rural lane to the edge of the village of Llanfarian. Located only 4 miles from Aberystwyth town centre, Llanfarian offers a range of services and facilities such as a local shop, primary school and great transport links.

PROPERTY COMPRISES

Property is entered through entrance vestibule and is heated via oil central underfloor heating and all main services are connected. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. Council tax band "F". Built in 2003, 5 Clos Elan has been finished to a high standard and is freshly painted and decorated ready for a new family to create their own stamp and memories.

ENTRANCE HALL

On entering the property you are greeted with original wood stripped flooring, both practical and stylish. Communicating doors to kitchen/diner, lounge, downstairs WC, utility, reception/bedroom four and carpeted stairway rising to the first floor.

LOUNGE

14' 9" x 20' 11" (4.52m x 6.40m) Entered through french doors, the lounge is neutrally decorated, generous in size and extremely light with window to side and doors to conservatory. A great space for the whole family to congregate with the added warmth and focal point of the pine stripped fireplace, granite effect hearth and inset with open coal effect. Perfect for cozy nights in.

KITCHEN/DINER

20' 4" x 7' 3" (6.20m x 2.21m) Contemporary and light, with both windows to side and inset ceiling lighting. The kitchen provides ceramic tiled flooring and extensive fitted vase and wall units. 1 1/2 stainless steel sink and drainer and four ring electric hob with extractor over. Split level double oven and integrated dishwasher and fridge with the added bonus of breakfast bar and space for dining table.

CONSERVATORY

12' 2" x 10' 7" (3.73m x 3.25m) Ceramic tiled flooring with underfloor heating, the conservatory is the perfect place to sit back and relax with a good book all year round. Comprising a vaulted open ceiling with two Velux windows and apex window. French doors out to the garden and patio area.

UTILITY ROOM

10' 4" x 5' 1" (3.16m x 1.55m) With a similar design to the kitchen, the utility provides plumbing for washing machine and dryer, space for freezer and has communicating door to a storage / dry room. Door out to side.

STORAGE / DRY ROOM

Fitted double doors to oil boiler cupboard and fitted airing cupboard.





RECEPTION ROOM/BEDROOM FOUR

A room to be transformed into what ever the next owner wishes. Potentially another sitting room, bedroom, study etc. This reception room provides laminate wood floor, convenient and stylish and has uPVC patio doors to the front.

DOWNSTAIRS WC

7' 0" x 5' 10" (2.15m x 1.79m) A downstairs low flush WC with pedestal wash hand basin. Window to side. Large under stair storage space.

FIRST FLOOR

MASTER BEDROOM

20' 6" x 10' 11" (6.27m x 3.35m) A true master bedroom for its size and charm. Neutrally decorated with windows to front and side, boasting deep fitted sliding door wardrobe extending the width of the room. Door to luxurious ensuite bathroom.

ENSUITE

8' 6" x 8' 3" (2.61m x 2.53m) Ceramic tiled floor and half tiled walls, this ensuite bathroom is luxurious and is perfect for pampering. Comprising a four piece white suite comprising large shower cubicle and jacuzzi style double ended bath. Low flush WC and hand wash basin. Privacy window to side.

BEDROOM TWO

12' 11" x 11' 6" (3.96m x 3.51m) Neutrally decorated and fully carpeted double room. Window to rear.





**BEDROOM THREE**

15' 3" x 7' 6" (4.65m x 2.29m) Window to side. Neutrally decorated and fully carpeted double room.

BATHROOM

9' 1" x 6' 0" (2.78m x 1.85m) Ceramic tiled floor with half tiled walls. Finished to a high standard, white four piece suite comprising shower cubicle, bath, low flush WC, wash hand basin and Velux window.

OUTSIDE OF PROPERTY

To the front of the property is a tarmac pull in fore parking and turning area. Space for up to four vehicles. Gated area around the property with large lawned and patio area perfect for sitting in the sunshine. Extensive timber decking with a range of power points and lighting. Timber 12' x 10' shed included with electric and power.

**IMPORTANT INFORMATION****MONEY LAUNDERING REGULATIONS 2019 -**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information

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Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

F

Energy Efficiency Rating

68

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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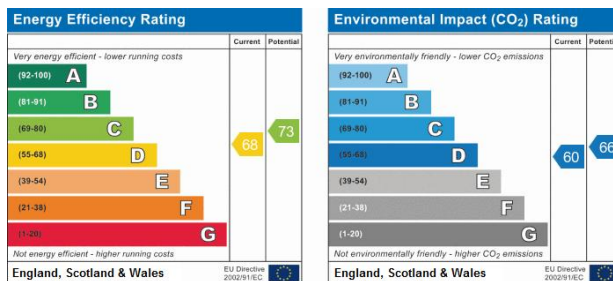
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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

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