

*Attractive Mid Terraced 4 Bed House. Sought after Development. Llanon - Near Aberystwyth/Aberaeron on the Cardigan Bay Coast. West Wales.*



40 Stad Craig Ddu, Llanon, Ceredigion. SY23 5AQ.

£250,000

R/4074/ID

**\*\*Most attractive 4 Bed Mid Terraced Dwelling\*\*Sought after and luxurious development\*\*Unique House type on this scheme\*\*Large private rear garden\*\*Very efficient with low running costs\*\*Well maintained and presented\*\*Private Parking\*\*air source heating system\*\*Must be viewed to be appreciated\*\***

The property comprises of - Ent hall, front lounge, kitchen / dining room. First floor - 4 double bedrooms, bathroom.

Located within this most impressive superbly situated development enjoying superb views over Cardigan Bay and less than 5 minutes walk from the sea front and the coastal path. The village offers an excellent range of local amenities and is on a bus route, all within a close walking distance. 4 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 12 miles from the coastal, university and administrative centre of Aberystwyth.



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## GROUND FLOOR

### Reception Hall

front double glazed timber effect solid entrance door with circular fan light over. Ceramic tiled floor, understairs storage cupboard



### Attractive Lounge

13' 9" x 9' 10" (4.19m x 3.00m) with double glazed sash window to front elevation, good quality timber laminate flooring, TV point, speaker points, chimney breast and a range of built in cupboards to alcoves, window seat. French doors lead through to -



### Cloakroom/WC

with opaque window to side elevation, ceramic tiled floor, half tiled walls, low level flush toilet and a wall mounted corner wash hand basin





### Rear Kitchen/Dining Room

16' 5" x 8' 10" (5.00m x 2.69m) with double glazed sash window to rear and glazed Georgian style french doors to garden, ceramic tiled floor, an excellent fitted modern Oak effect range of base and wall cupboard units with formica working surfaces, stainless steel 1½ bowl single drainer sink unit (h&c), integrated appliances including a Candy washer/dryer, brand new stainless steel electric fan oven and grill, 4 ring Halogen hob with extractor hood over, fridge/freezer, part tiled walls, sunken ceiling spot lighting

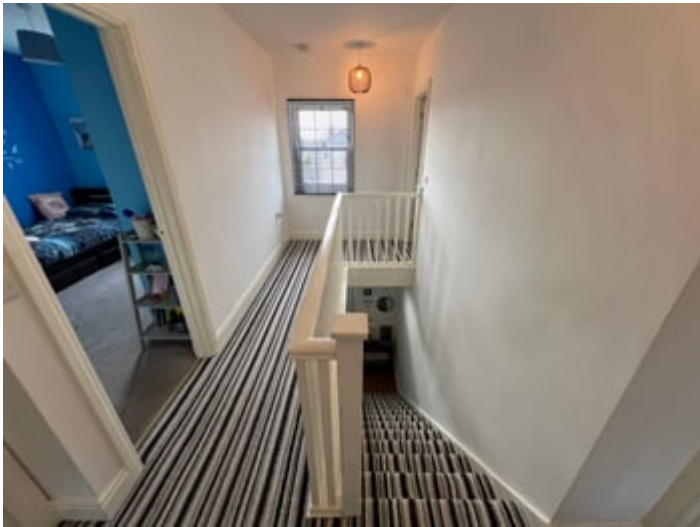




## FIRST FLOOR

### Central Galliered Landing

approached via staircase from the Reception Hall. Access to loft space with loft ladder, Georgian style double glazed sash window to front elevation, communicating doors off -



### Bedroom 1

12' x 10' 6" (3.66m x 3.20m) with Georgian style double glazed sash window to front elevation, TV point.



### Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m), Georgian style double glazed sash window overlooking rear garden, laminate flooring, TV point



### Bedroom 3

10' 6" x 9' 2" (3.20m x 2.79m) with Georgian style double glazed sash window to rear elevation, laminate flooring, TV/satellite point



### Bedroom 4

11' 11" x 9' 11" (3.63m x 3.02m) - A double bedroom, window to front, multiple sockets, laminate flooring, range of fitted cupboards.



### Bathroom

A modern white bathroom suite including tiled corner shower unit, panelled bath, single wash hand basin with vanity unit, dual flush w.c. rear window, tiled flooring, fully tiled walls.



### EXTERNALLY

#### To the front

Pleasant lawned forecourt. Tarmacadamed driveway with parking space leads to a side covered Archway/Car Port.





**Garden**

At the rear a pleasant paved patio area and an extensive lawned garden area contained within a good boundary fencing for privacy. Cedarwood Garden Shed.



## **MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **Services**


Mains electricity, water and drainage. Air source heat pump providing high efficiency central heating and domestic hot water (under floor heating to ground floor). Full electrics certificate available. Broadband signal area.

Tenure : Freehold

Council Tax Band : D

### Directions

From Aberaeron, proceed north-east on the A487 coast road through the first village of Aberarth and after a further 2 miles you will enter the village of Llanon. As soon as you enter the village you will see the development below the road on the left hand side identified by the Agents 'For Sale' board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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