

Regulated by:



Since 1989

*Substantial Grade II Listed Georgian Town House. Llanon. West Wales.*



**Ardwyn, Stryd Fawr, Llanon, Ceredigion. SY23 5HH.**

**R/3417/RD**

**£309,950**

**\*\* Substantial 3-4 Bed Georgian Town House \*\* Grade II Listed \*\* Llanon village centre \*\* Rear private driveway leading to Double Garage & Off road parking \*\* Private rear Garden \*\* Ideal family home \*\* Original character features throughout \*\* Convenient village location \*\* Deceptively spacious \*\***

**\*\* A HIGH QUALITY PERIOD PROPERTY WITHIN THIS POPULAR COASTAL VILLAGE.**

The property is situated in the coastal village of Llanon being conveniently positioned along the A487 and the main road that runs along the West Wales coastline. The village offers a good level of local facilities and amenities including village shop and post office, petrol station, public house, primary school, hairdressers, excellent public transport connectivity access to nearby beaches along the Cardigan Bay coastline. The Georgian harbour town of Aberaeron is some 5 miles drive to the south with its popular local cafes, bars and restaurants as well as community health centre and secondary school. The larger town of Aberystwyth with its regional hospital, university, national rail connections, retail parks and supermarkets is some 20 minutes to the north.



### Entrance Porch

4' 4" x 4' 7" (1.32m x 1.40m) Accessed via glass panel timber door with fan light over, slate flooring.

### Entrance Hallway

16' 8" x 6' 3" (5.08m x 1.91m) via original decorative glass panel door and side glass panels, 2 x radiators, under-stairs cupboard, BT point.



### Dining Room

12' 3" x 12' 3" (3.73m x 3.73m) with original period fireplace, alcoves and cupboards, window to front, original timber flooring, picture rail, multiple sockets, radiator.



### Sitting Room

12' 5" x 12' 2" (3.78m x 3.71m) with potential to be used as an additional Bedroom space if required, to the rear of the property with a period fireplace on slate hearth with timber surround, alcove cupboard and shelving, multiple sockets, BT point.



## Kitchen/Dining Room

10' 7" x 24' 0" (3.23m x 7.32m) with a range of timber base and wall units, Formica worktop, Stoves gas hobs with extractor over, 1½ stainless steel sink and drainer with mixer taps, Bosch oven and grill, tiled splash back, external door to Garden, spotlights to ceiling, Dining space for 6+ person table, window to front, alcove cupboard and shelving, radiator.



## Utility Room

7' 1" x 8' 3" (2.16m x 2.51m) With washing machine

connection, housing the Worcester boiler, red quarry tiled flooring, side window and external door to Garden, wall units.



## WC

WC, side window, quarry tiled flooring.

## First Floor

### Landing

Accessed via original staircase with split level landing, access to loft, radiator, electric sockets.



## Bathroom

7' 7" x 7' 9" (2.31m x 2.36m) with panelled bath with shower over, single wash hand basin, WC, radiator, dual aspect windows to rear and side.



### Bedroom 1

12' 5" x 9' 3" (3.78m x 2.82m) Double Bedroom, window to rear Garden, picture rail, radiator, alcove cupboard.



### Bedroom 3/Lounge

16' 4" x 14' 2" (4.98m x 4.32m) Large Double Bedroom facility currently used as an additional living space, 2 x sash windows to front, multiple sockets, exposed timber flooring, radiator, period fireplace.



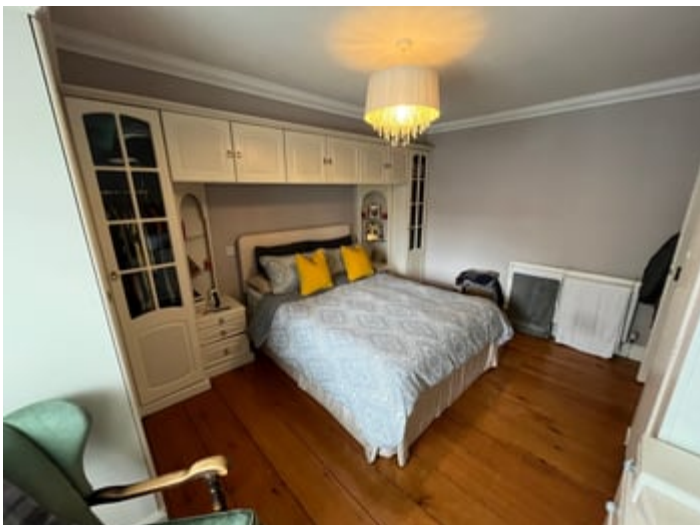
### Bedroom 2

14' 1" x 11' 6" (4.29m x 3.51m) Double Bedroom, exposed timber flooring, window to front, fitted cupboard, radiator, multiple sockets.



### Bedroom 4

9' 3" x 9' 5" (2.82m x 2.87m) Double Bedroom, rear window to Garden, multiple sockets, radiator, fitted cupboard.





## External

### To front

The property is approached via the adjoining footpath into the main entrance.



### To the rear

The property is accessed from a private driveway from nearby Stryd Y Neuadd. The driveway belongs to the property with shared maintenance obligations from more houses that benefit from vehicular access to the rear. Adjoining

tarmacadam driveway leads to a:

## Double Garage



16' 8" x 19' 4" (5.08m x 5.89m) Of block construction with 2 x steel up and over doors, concrete base, multiple sockets.

Side concrete parking and turning area for multiple vehicles.

## Rear Garden

Bounded by original rendered stone wall, part fencing to a Garden laid to lawn with numerous raised flowerbeds.





### Stone and Slate Outbuilding

11' 2" x 19' 0" (3.40m x 5.79m) with window and door to front, new roof, concrete base.



### Services

The property benefits from mains water, electricity and drainage. Oil Central Heating.

Council Tax band D - Ceredigion County Council.

### Directions

Travelling through the village of Llanon in a north or south direction, the property is situated immediately opposite (tape stops here!)