

*Attractive period coastal delight. Llanon. 4/5 bed home Overlooking Cardigan Bay. Near Aberystwyth/Aberaeron. West Wales.*



**Dolennog, Llanon, Ceredigion. SY23 5LY.**

**£375,000**

**R/4040/RD**

**\*\* Period coastal cottage \*\* Outstanding views over Cardigan Bay towards New Quay \*\* Elevated position \*\* Set within large plot \*\* Private driveway and garage \*\* Wealth of original character features \*\* In need of sensitive redecoration \*\* Previous planning permission for separate building plot \*\* Elevated rear garden overlooking the house and Cardigan Bay \*\* Productive vegetable patch and flower beds \*\* Deceptively spacious dwelling of the 1930's - 1940's era \*\* Boasting numerous notable features such as veranda, original staircase, pattern glass windows with lead work and high ceilings \*\***

**\*\* A WONDERFUL OPPORTUNITY TO SECURE A HISTORICAL PROPERTY! \*\***

The property is situated within the coastal village of Llanon on the A487. The village of Llanon offers a good level of amenities and services including village shop, post office, primary school, places of worship, public and restaurant, access to nearby beaches and good public transport connectivity. The Georgian Harbour town of Aberaeron is some 5 minutes drive to the south with its wider range of facilities and amenities including Community Health Centre, Primary and Secondary School. The University town of Aberystwyth with its network rail connections, retail parks, employment opportunities, schools, regional hospitals, 6th Form College is some 20 minutes' drive to the North along the A487.



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## ACCOMMODATION

### Front Porch

Accessed via covered Veranda to glass panelled PORCH with hardwood door leading into –



### Lounge

15' 5" x 14' 8" (4.70m x 4.47m) with a period Cast iron fire, slate hearth, window to front, picture rail, original pitch pine staircase to first floor.



### Sitting Room

15' 4" x 18' 9" (4.67m x 5.71m) with feature bay window to front enjoying coastal views, Period fireplace with tiled surround on tiled hearth, multiple sockets, radiator, picture rail.





### Rear Bedroom 1

15' 8" x 13' 2" (4.78m x 4.01m) into bay window, double bedroom, radiator, multiple sockets, picture rail.







**Snug**



9' 6" x 9' 8" (2.90m x 2.95m) with oil Rayburn (for cooking only) TV point, multiple sockets, storage cupboard.

### **Kitchen**

10' 9" x 21' 1" (3.28m x 6.43m) set within a purpose built lean to with range of Oak effect base and wall units, Formica work top, electric hobs with extractor over, 1 ½ bowl stainless steel sink with drainer and mixer taps, side window and door, Velux over, 2 x radiator, space for dining table.





## WC

With w.c., single wash hand basin, Velux roof light over.

## Utility Room

10' 3" x 11' 3" (3.12m x 3.43m) with a range of Oak effect cupboards, Formica work top, Belfast sink, Boulter oil boiler, side window.

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From the Lounge access is provided into – INNER HALLWAY with understairs cupboard.

## Bathroom



6' 1" x 6' 3" (1.85m x 1.91m) with airing cupboard, panelled bath, w.c. single wash hand basin, rear window, radiator.

## Front Bedroom 2

11' 8" x 14' 2" (3.56m x 4.32m) a double bedroom, dual aspect windows to front and rear enjoying sea views, radiator.



## Bedroom 3

13' 3" x 9' 9" (4.04m x 2.97m) a double bedroom, side window, radiator, multiple sockets, covered up fireplace with original surround.



## FIRST FLOOR

### Front Bedroom 4

13' 6" x 9' 4" (4.11m x 2.84m) double bedroom with feature dormer window enjoying panoramic views over the Cardigan Bay coastline. Side storage cupboard. Heater.



### Rear Bedroom 5/Attic Room

15' 2" x 17' 6" (4.62m x 5.33m) with side window, heater, under eaves access.



### Attic Room

20' 8" x 12' 7" (6.30m x 3.84m) deceptively spacious loft space with pockets of book shelving and to the far end of the property wrapping around the main chimney breast with access to under eaves storage areas, exposed timber flooring, electric sockets.







## EXTERNAL

### To Front

The property is approached from the adjoining county road and passing a:



### Single Garage



19' 6" x 12' 3" (5.94m x 3.73m) of block construction under a flat roof with side window, concrete base.

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Continuing tarmac driveway up to the side of the main property with the front area laid to lawn.

Side area with large Orchard. Glass House and Timber Sheds. (This is where the outline planning permission used to be).

Steps leading up to Rear Garden Area predominantly laid as a vegetable patch.







## External Storage Space

10' 7" x 19' 0" (3.23m x 5.79m) (above the Utility Room) with workshop space with multiple shelving, Velux roof light.

## To Rear



Rear Garden laid as a vegetable patch with central footpath leading past a 12' x 8' Aluminium Glass House, Steps continuing leading up to 2 Separate Timber Sheds.

The property is bound by mature hedgerows and trees to all





borders with a retaining wall along the front of the property holding back the front garden.

## MONEY LAUNDERING REGULATIONS

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.

### Please Note:

We note that planning permission was given in 1986 (Ceredigion Council Reference - 870884) for the erection of a dwelling but this has now expired.

### Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Central Heating.

TENURE - Freehold.

Council Tax Band - E.



## MATERIAL INFORMATION

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**Council Tax:** Band C

**Council Tax:** Rate 1654

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** F (25)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

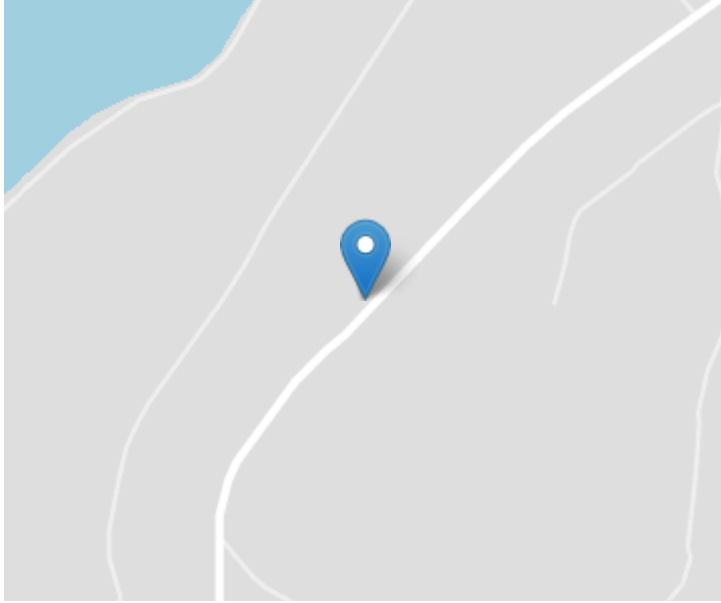
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No






## Directions

Travelling north from Aberaeron along the A487 proceed for approximately 4 miles through the village of Aberarth and into Llanon and the property is located immediately on the right hand side opposite Heol y Mor as 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(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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