

Coastal Delight! Outstanding 4 Bedroom Detached Dwelling. Overlooking Cardigan Bay. Llanon, near Aberaeron/Aberystwyth. West Wales.



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

£375,000

R/3446/RD

****Outstanding 4 Bed Detached Dwelling****Set within spacious Grounds**Views over Cardigan Bay towards New Quay**Planning permission for Detached Garage**Recently completed and finished to high specification**Modern Kitchen and Bathrooms**Excellent standard of Living space **Located on the edge of a sought after development site**200m walk to nearby beach**Immediate access to coastal path** Walking distance to village amenities ** 5 Minutes Aberaeron**20 minutes Aberystwyth**

AN OUTSTANDING PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED

The property is situated on the edge of the Stad Craig Ddu development being on the fringes of the coastal village of Llanon on the A487. The village offers a good level of local facilities and amenities including local primary school, village shop and post office, chip shop take away, public houses, care homes and excellent public transport connectivity. The Georgian harbour town of Aberaeron is some 4 miles to the south with its excellent level of local cafes, bars and restaurants, health centre and comprehensive school. The larger university town of Aberystwyth with regional hospital and network rail connections, Welsh government and local authority offices, retail parks, supermarkets and traditional promenade is some 20 minutes drive to the north.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

Stunning recently completed property with uninterrupted sea and countryside views over Cardigan Bay towards New Quay. The property is on a large plot with huge potential with front, side and rear garden space.

The property benefits from Solar Panels for heating the hot water alongside an efficient electrical heating system and accompanying electric car charging point.

The present owner is often away from home resulting in the property remaining largely a blank canvas with as new facilities

The property is conveniently positioned within easy walking distance of the local beach being an excellent plus point to the location.

A great opportunity that cannot be missed !!

GROUND FLOOR

Entrance Hallway

6' 1" x 9' 2" (1.85m x 2.79m) via Composite door with fanlight over providing a light and inviting Hallway with stairs to the First Floor, understairs cupboard, heater, wood effect vinyl flooring.

WC

5' 2" x 6' 1" (1.57m x 1.85m) A white suite including w.c., single wash hand basin, heated towel rail, ½ tiled walls, fully tiled flooring.



Lounge

11' 0" x 21' 6" (3.35m x 6.55m) Large family living room with window to front enjoying views over Cardigan Bay towards New Quay, rear patio door to Garden, multiple sockets, TV point, heater.



Kitchen/Dining Room

9' 9" x 21' 7" (2.97m x 6.58m) High quality dove grey kitchen base and wall units with Formica worktop, 1½ ceramic sink and drainer with mixer tap, NEFF fitted oven and grill with Candy induction hobs with extractor over, Candy fitted dishwasher, Candy fitted fridge/freezer, window to Garden, TV point spotlights to ceiling.

Dining area with space for a large table, window to front, multiple sockets, electric heater.



Utility Room

6' 2" x 7' 1" (1.88m x 2.16m) With dove grey base unit, Formica worktop, plumbing for washing machine, ceramic sink and drainer with mixer tap, heater, space for dryer, external door to Garden.

FIRST FLOOR

Landing

With access to boarded Loft, side airing cupboard, front window with views over the countryside and Cardigan Bay towards New Quay, socket.



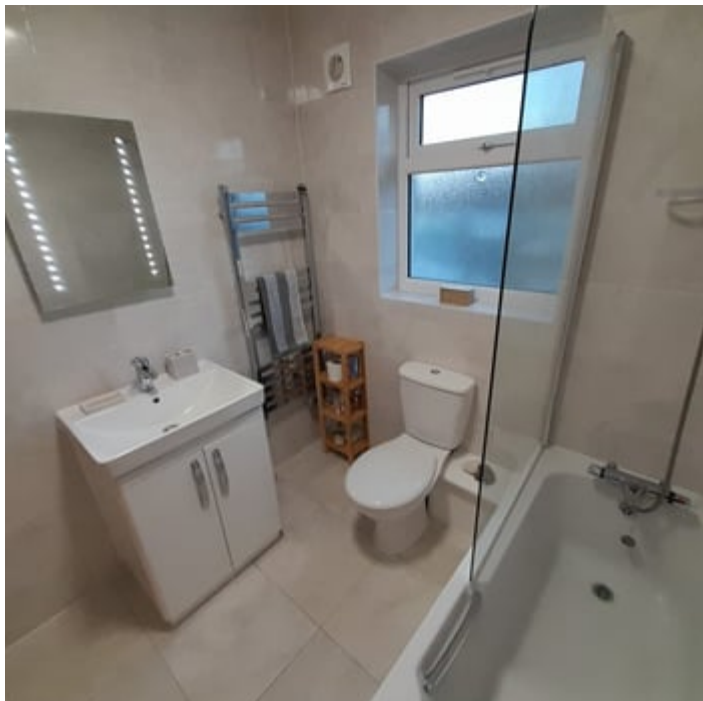
Rear Bedroom 1

10' 0" x 10' 6" (3.05m x 3.20m) Double Bedroom, window to rear overlooking Garden, multiple sockets, heater.TV Point.



Bathroom

6' 3" x 6' 7" (1.91m x 2.01m) Modern white Bathroom suite including panelled bath with shower over with side glass panel, single wash hand basin on vanity unit, WC, rear window, heated towel rail, tiled walls and flooring.



Principal Bedroom 2

10' 3" x 10' 7" (3.12m x 3.23m) Double Bedroom, rear window overlooking Garden, heater, multiple sockets, TV point.



En-Suite

3' 1" x 8' 0" (0.94m x 2.44m) Fully enclosed tiled shower unit with waterfall head, WC, single wash hand basin on vanity unit, heated towel rail, tiled flooring, ½ tiled walls, side window.



Front Bedroom 3

10' 9" x 7' 0" (3.28m x 2.13m) With window to front enjoying views over Cardigan Bay, heater, multiple sockets. TV Point.



Front Bedroom 4

10' 0" x 10' 7" (3.05m x 3.23m) Double Bedroom, window to front enjoying views over Cardigan Bay, heater, multiple sockets. TV Point.



EXTERNALLY

To the Front

The property is approached via Heol y Mor onto a private cul-de-sac with designated parking area in front of the main dwelling. Please note that there is also planning permission for a single storey garage at this point which we are advised is live in perpetuity.

An attractive front lawned Garden area site joining the parking bay and side footpath leading through to:



To the Rear

Rear enclosed Garden area by 6' high fencing providing a private enclosure and extended patio area from the Living Room.

TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

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.

Services

We are advised the property benefits from mains water, electricity and drainage. Electric central heating.

Council Tax Band E.

MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 2161.54

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (79)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

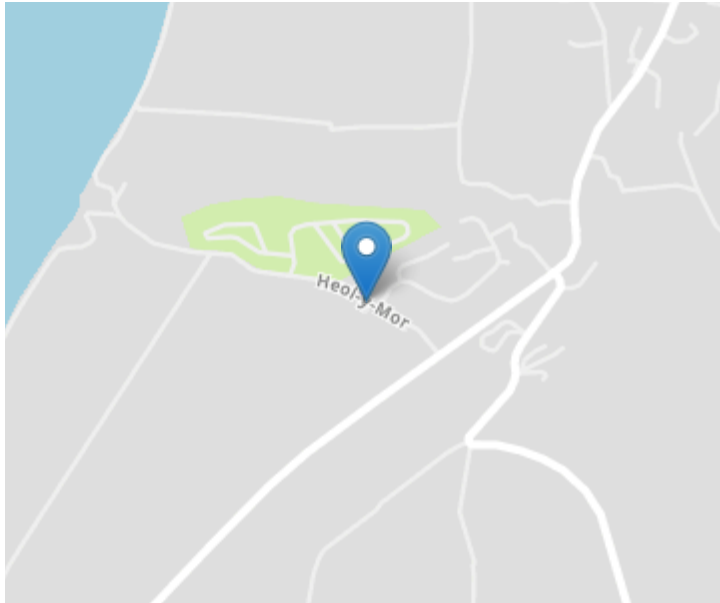
Any risk of coastal erosion? No

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 through the village of Aberarth and into Llanon taking the 1st left hand exit onto Heol y Mor proceeding downhill towards the beach passing the main entrance to Stad Craig Ddu on the right hand side. Continue for approximately 50 yards and you will see the next right hand turning into the small cul-de-sac and number 68 is the 1st property on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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