

Attention 1st time buyers. Attention investors. Spacious 2 bedroom dwelling in need of modernisation. Llanon. Cardigan Bay. West Wales



Llys Yr Haul, Heol Y Dwr, Llanon, Ceredigion. SY23 5HQ.

£165,000

R/4889/RD

**** Attention 1st time buyers ** Attention investors ** Spacious 2 bedroom dwelling in need of modernisation** Garage and parking ** Private rear garden area ** Ideal opportunity to get on the housing ladder ** Investment opportunity within a sought after location ** Walking distance of village amenities ** A GREAT OPPORTUNITY NOT BE MISSED ****

The property is situated in the coastal village of Llanon along the A487 coast road. The village offers a good level of local amenities and services including primary school, public house, village shop and post office, petrol station, good public transport connectivity to the larger centres of Aberaeron to the south and Aberystwyth to the north. The Georgian harbour town of Aberaeron is within 10 minutes drive of the property offering a wider range of amenities including secondary school, community health centre, leisure facilities and traditional high street offerings, local cafes, bars and restaurants. The university town of Aberystwyth is some 20 minutes drive to the north offering a wider range of services including regional hospital, Network Rail connections, Welsh government and local authority offices, National library, retail parks, industrial estates and higher education opportunities.



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GROUND FLOOR

Entrance Hallway



12' 8" x 12' 5" (3.86m x 3.78m) accessed via glass panel uPVC door, tile effect flooring, heater.

Lounge

12' 8" x 12' 8" (3.86m x 3.86m) timber fire surround with tiled heart, window to front, heater, multiple sockets, alcove shelving.



Kitchen

10' 4" x 15' 4" (3.15m x 4.67m) off white base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for electric cooker, space for free standing fridge/freezer, heater, open staircase to first floor, rear door to garden area.





FIRST FLOOR

Landing



With window to half landing, timber flooring.

Rear Bedroom 1

11' 0" x 10' 0" (3.35m x 3.05m) double bedroom, window to rear, timber flooring, airing cupboard.



Inner Landing Area

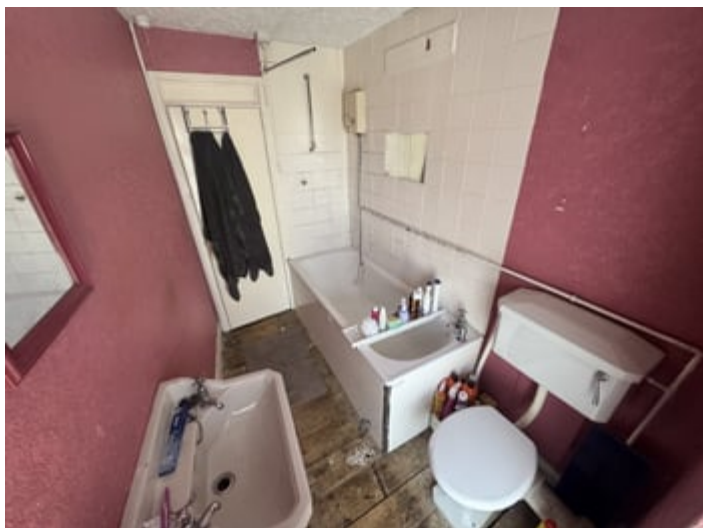
With heater and access to loft, timber flooring.

Front Bedroom 2



11' 9" x 10' 8" (3.58m x 3.25m) double bedroom, window to front, side alcove cupboards, stripped timber flooring.

Bathroom



8' 6" x 5' 9" (2.59m x 1.75m) panelled bath with shower over, w.c. pedestal sink, front window, timber flooring, electric shaving point.

EXTERNALLY

To Front



The property is approached via Heol y Dwr with footpath access to the front hallway, side parking area, access to:

Garage

15' 10" x 24' 1" (4.83m x 7.34m) recently rebuilt (within the last 4 years) with electric up and over door, concrete base, rear window and door to garden, multiple sockets.



To Rear



From the kitchen area access into rear lean-to external hallway providing access to garden and also:

Utility Room

7' 4" x 5' 1" (2.24m x 1.55m) with washing machine connection.

Rear Garden Area

Laid as patio enjoying a southerly aspect with all day sunshine with 6' block and stone wall boundary.



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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water, electricity and drainage. Electric central heating.

Tenure - Freehold.

Council tax band C.

MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate 1203

Parking Types: Garage.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

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 on the A487 proceed through the village of Aberarth and eventually into Llanon. On entering the village proceed past the fuel station and take the immediate left hand turning adjoining the village shop and post office. Continue along this road for approximately 50 yards and the property is located on the left hand side as identified by the agents for sale board.

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

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