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RICS



Since 1989

*Impressive 4/5 Period Property set within its own walled garden with useful outbuildings. Llanon
Near Aberaeron/Aberystwyth - On Cardigan Bay - West Wales.*



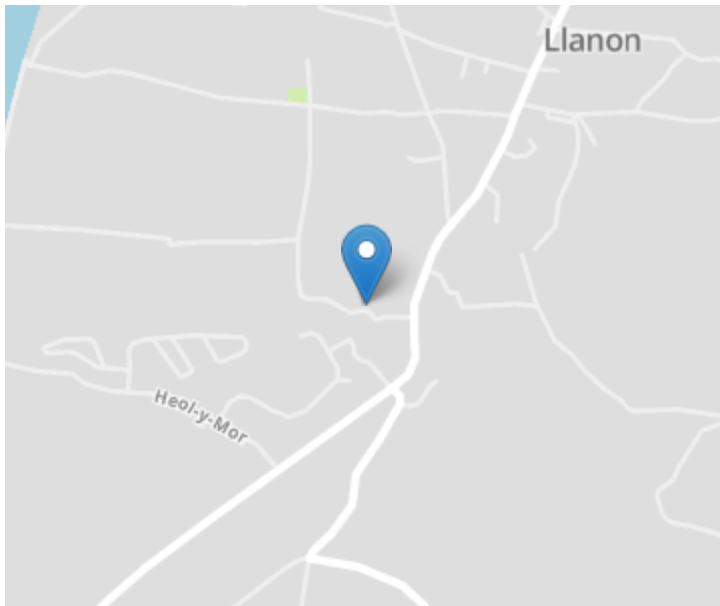
Wave Villa, Stryd Y Capel, Llanon, Ceredigion. SY23 5HB.

Ref R/3975/RD

£395,000

****Impressive 4/5 Period Property****In need of sympathetic modernisation and refurbishment**Set within its own walled garden with useful range of outbuildings with potential for conversion (stc)**Views towards Cardigan Bay coastline**Central village location being walking distance to amenities**Private setting with no overlooking**Private off road parking**Wealth of original character features**Large private garden area**An unique offering within this favoured coastal village**1st time on market since 1911**A GREAT OPPORTUNITY NOT TO BE MISSED !**

The village of Llanon offers a good level of local amenities and services including village shop and post office, public house, petrol station, primary school, places of worship and good public transport connectivity. The Georgian harbour town of Aberaeron is some 4 miles to the south with a wider range of facilities and services including comprehensive school, community health centre, traditional high street offerings and local cafes, bars and restaurants. The university town of Aberystwyth is some 20 minutes drive to the north with its regional hospital, Network Rail connections, retails parks, employment opportunities and 6th form college.



GENERAL

Wave Villa is located centrally within the coastal village of Llanon along the A487.

The property is situated along the quiet Stryd y Capel which leads to a cluster of residential properties, chapel and provides access to the Slangs that run along Llanon Beach.

Wave Villa is believed to have been erected in the late 1800's and is set within its own courtyard with the main house sat at the rear of the property with windows overlooking the adjoining fields towards the coast. To the front is a former cowshed and stables which is ripe for conversion and overlooks the garden to the side of the property leading up to the edge of the chapel.

This is the 1st time time on the market since purchased by the family in 1911.

The property benefits from right of way access over the adjoining driveway into an enclosed walled courtyard. The accommodation provides as follows -

GROUND FLOOR

Entrance Porch

3' 8" x 6' 2" (1.12m x 1.88m) with timber panel with double glass doors to front.



Reception Hallway

Accessed via original painted hardwood door with fanlight over, red and black quarry tiled flooring, radiator, under-stairs cupboard, original staircase to 1st floor with under-stairs cupboard and stairlift, tongue and groove panelling to walls.





Lounge

12' 4" x 14' 3" (3.76m x 4.34m) with original cast iron fireplace with tiled inserts and timber surround on slate hearth, alcove glass cupboards, multiple sockets, radiator, window to front.



Sitting Room

13' 7" x 14' 2" (4.14m x 4.32m) with original cast iron fireplace with tiled inserts and timber surround, multiple sockets, radiator, window to front, alcove cupboards.





Dining Room

12' 4" x 12' 2" (3.76m x 3.71m) with original fireplace with bread oven and timber surround, radiator, rear window overlooking fields, multiple sockets.



Kitchen

12' 2" x 19' 2" (3.71m x 5.84m) with a range of base and wall units, stainless steel sink and drainer, washing machine connection point, space for dining table, rear window overlooking adjoining fields, vinyl flooring, pantry cupboard, space for freestanding fridge/freezer, housing Worcester oil

boiler, tongue and groove panelling to walls, open glass door into:



Side Lean to

6' 1" x 6' 9" (1.85m x 2.06m) a glass lean-to with side entrance door, overlooking garden, vinyl flooring, electric socket, Belfast sink.



FIRST FLOOR

Landing

With tongue and groove panelling to walls and ceiling, radiator.



Rear Bedroom 1

13' 9" x 12' 5" (4.19m x 3.78m) a double bedroom, window to rear overlooking adjoining fields, fitted cupboard, electric socket.



Bathroom

4' 4" x 11' 3" (1.32m x 3.43m) with panelled bath with shower over, WC, single wash hand basin, radiator, rear window.





Rear Bedroom 2

11' 9" x 11' 6" (3.58m x 3.51m) double bedroom, window to rear with views over the adjoining fields towards the coast, multiple sockets, alcove cupboard, fireplace with timber surround, tongue and groove panelling to ceiling.



Front Bedroom 3

10' 3" x 14' 3" (3.12m x 4.34m) double bedroom, window to front, fitted cupboards, original cast iron fireplace with timber surround, radiator.



Front Bedroom 4/Box Room

6' 7" x 7' 6" (2.01m x 2.29m) window to front, electric socket, tongue and groove panelling to walls and ceiling.



Front Bedroom 5

14' 0" x 13' 9" (4.27m x 4.19m) a double bedroom, window to front, tongue and groove panelling to walls and ceiling, radiator, electric socket, original cast iron fireplace and surround.



EXTERNALLY

To the Front

The property is approached from Chapel Street over a 3rd party land with historic rights of access into an enclosed walled forecourt area with central footpath with side garden with a range of mature planting, fruit trees and access to:





Stone Range

13' 1" x 26' 0" (3.99m x 7.92m) a traditional stone outbuilding under a slated roof with stable doors and window to front, original brick fireplace and surround.





Timber Shed (14'2" x 8'3") with double timber doors to front, concrete base, side window.

Side Orchard with a range of fruit trees.



Cow Shed

13' 11" x 7' 0" (4.24m x 2.13m) with a range of timber cubicles.



Side Lean to/Glasshouse

13' 6" x 5' 0" (4.11m x 1.52m) with quarry tiled flooring, side window to garden, Perspex roof.

Extended lawned garden area leading towards the side of the chapel with an extra 2 x zinc outbuildings currently used for storage of garden equipment.





TENURE

The property is of Freehold Tenure.

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.

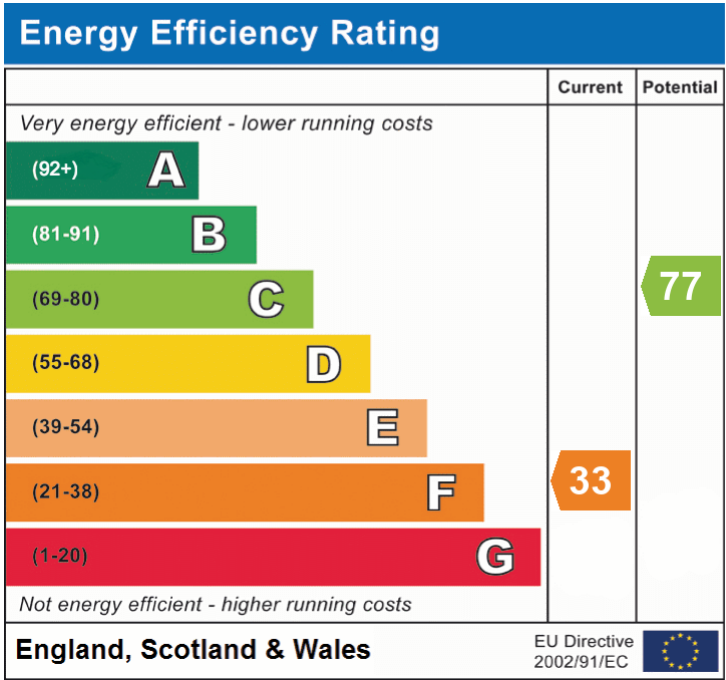
Services

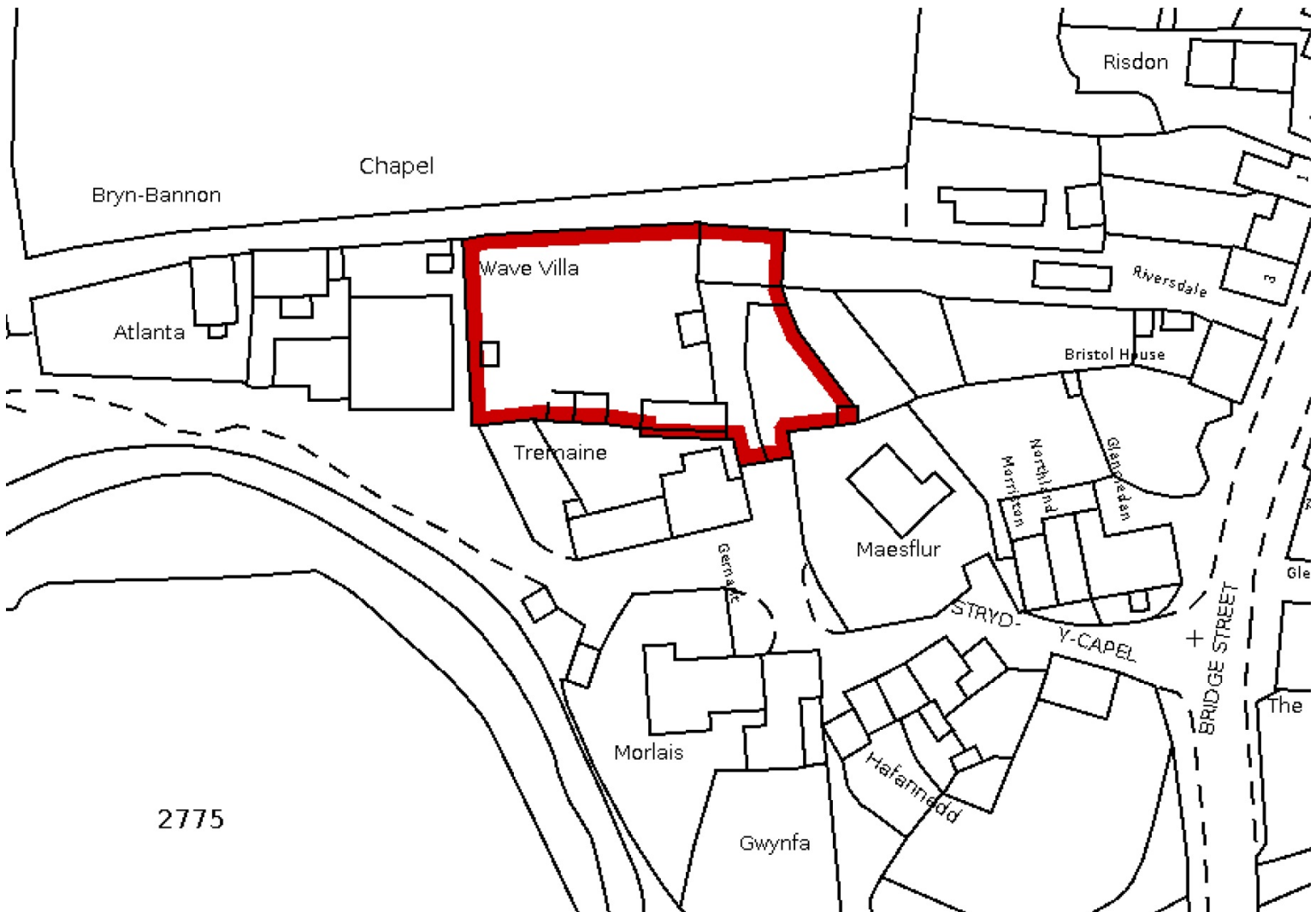
We understand that the property benefits from mains water, electricity and drainage.

Council Tax Band : F (Ceredigion County Council)

Directions

Travelling North from Aberaeron on the A487 proceed through the village of Aberarth and after a further 3 miles you will enter the village of Llanon, passing the entrance to Heol Y Mor and Stad Craig Ddu on your left. As you enter the village passing over the first bridge, the entrance to Stryd Y Capel is immediately on your left. Turn down this lane and after the first bend the entrance to Wave Villa is positioned to the side of a detached garage with a walled forecourt and the house is evident.

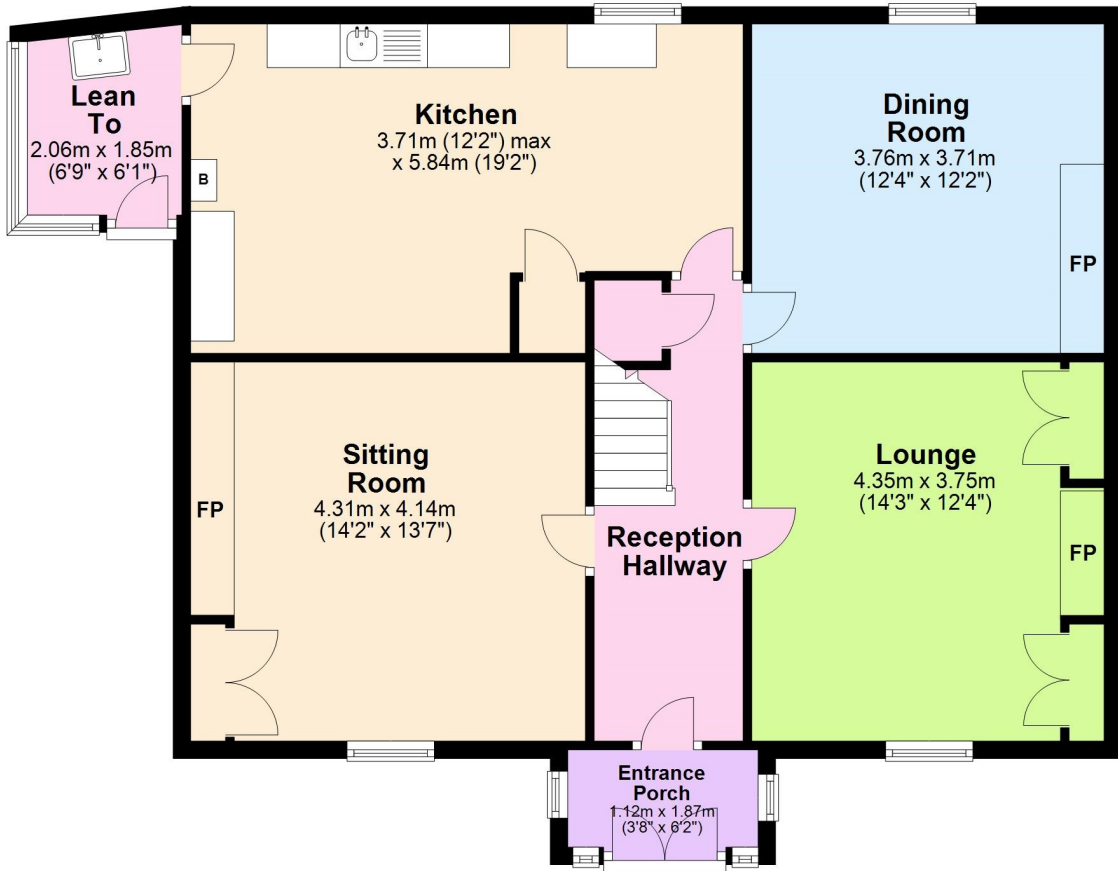




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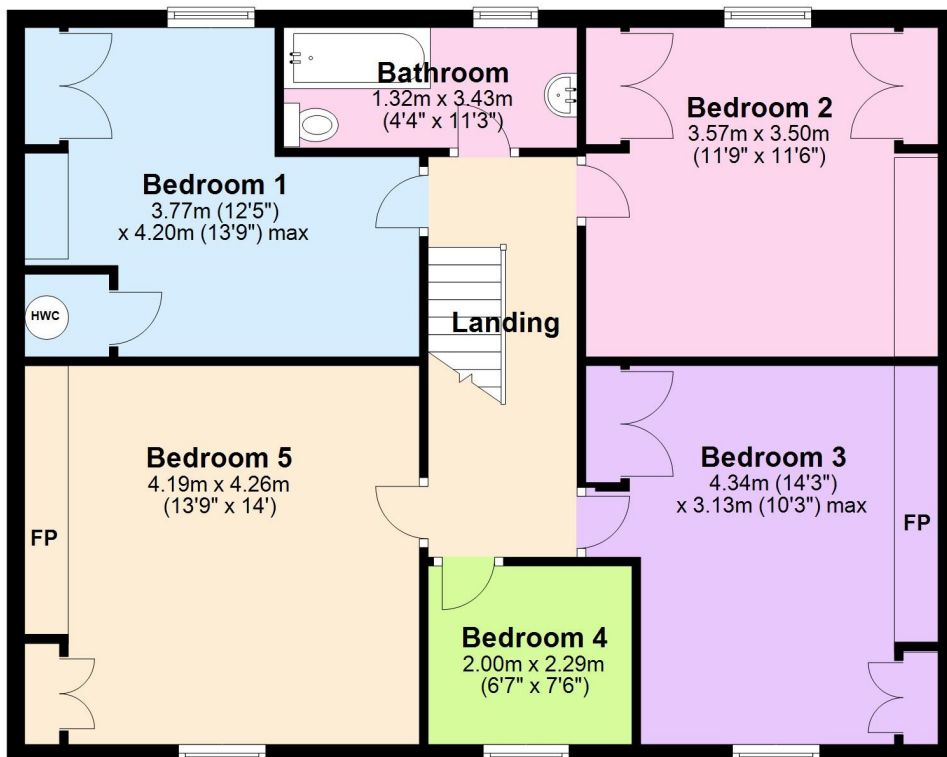
Ground Floor

Approx. 92.5 sq. metres (995.5 sq. feet)



First Floor

Approx. 85.3 sq. metres (918.2 sq. feet)



Total area: approx. 177.8 sq. metres (1913.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Wave Villa, Stryd Y Capel, Llanon