

*High Specification 4 Bed Detached Dwelling. Completed in 2022. Recently erected Garden Room.
Sought after address along Cardigan Bay. Llanon West Wales.*



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

£365,000

Ref R/4088/ID

****Impressive high specification 4 bed detached dwelling**Completed in 2022**High quality fixtures and fittings throughout**Many extras over the original specification**Sought after development within 200 metres from the beach and coastal path**Superb sea views over Cardigan Bay**Level walking distance to all village amenities**Highly efficient with low running costs**Solar pv panels**AN EXCEPTIONAL PROPERTY WITHIN THIS SOUGHT AFTER DEVELOPMENT AND WORTHY OF EARLY VIEWING.**

The property comprises of Ent Hall, Cloak Room, Kitchen/Dining Room, Utility, Lounge. First floor - 4 Double Bedrooms (1 En Suite) and Bathroom.

The property is situated within the popular Stad Craig Ddu development on the fringes of the coastal village of Llanon along the main A487 coast road. The village offers a wide range of services including village shop, post office, public house, popular primary school, petrol station, care home and good public transport connectivity. The village lies some 4 miles north of the Georgian Harbour town of Aberaeron with its array of local cafes, bars and restaurants, primary and secondary schooling and local health centre. The larger town of Aberystwyth lies some 20 minutes drive to the North and offers a wider range of local and national retailers, university, regional hospital, Welsh Government offices and an array of cafes, bars and restaurants. National rail network connection.



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GENERAL

An exceptional property completed within the last 24 months and well positioned on this sought after estate with glorious sea views over Cardigan Bay.

The property sits on a corner plot with front lawned forecourt and ample parking to the side for 3 vehicles.

The current vendor has invested in a state of the art garden room being fully insulated and would make a lovely studio/home office/games room.

The Accommodation provides as follows -

GROUND FLOOR

Entrance Hall



9' 0" x 6' 4" (2.74m x 1.93m) via upvc door with lightwell above, electric radiator, stairs rising to first floor with understairs storage cupboard, LVT flooring. Door into -

Cloak Room

5' 0" x 6' 4" (1.52m x 1.93m) with pedestal wash hand basin, low level flush w.c., tiled walls, stainless steel heated towel rail, tiled floor and extractor fan.



Lounge

21' 6" x 10' 8" (6.55m x 3.25m) a spacious room with double glazed window to front with superb sea views, glazed double doors to rear, rear garden, electric heating radiator, TV point, multiple sockets.



Kitchen/Dining Room

21' 5" x 10' 0" (6.53m x 3.05m) a stylish open plan space comprising of modern base and wall cupboard units with Oak effect formica working surfaces above, Bosch electric oven and 4 ring induction hob above, Bosch stainless steel cooker hood, inset single drainer sink, integrated appliances include dishwasher, tall fridge freezer, wine cooler, under cupboard lights, tiled splash back, double glazed window to front and rear, lbt flooring, spot lights to ceiling, space for 8 seater dining table, breakfast bar.





Utility Room

6' 7" x 6' 4" (2.01m x 1.93m) with a range of fitted base and wall cupboard units, inset drainer sink, plumbing for automatic washing machine, outlet for tumble dryer, glazed exterior door.



FIRST FLOOR

Central Landing

Access hatch to loft. Double glazed window to front. Door into airing cupboard.



Rear Double Bedroom 1



10' 1" x 10' 6" (3.07m x 3.20m) with double glazed window to rear, electric radiator, multiple sockets.

Main Bathroom

6' 8" x 6' 0" (2.03m x 1.83m) with modern 3 piece suite comprising of panelled bath with mains shower above, pedestal wash hand basin, low level flush w.c. tiled walls, stainless steel heated towel rail, illuminous mirror unit, frosted window to rear.



Rear Master Bedroom 2



10' 7" x 10' 3" (3.23m x 3.12m) with double glazed window to rear, electric radiator, door into -

En Suite

3' 3" x 8' 0" (0.99m x 2.44m) with enclosed shower unit with mains shower above, pedestal wash hand basin, low level flush w.c. stainless steel heated towel rail, tiled flooring, half tiled walls. Frosted window to rear.





Front Bedroom 3



7' 0" x 10' 9" (2.13m x 3.28m) with double glazed window to front with sea views, electric radiator.

Front Bedroom 4

10' 6" x 10' 0" (3.20m x 3.05m) with double glazed window to front, sea views, electric radiator, multiple sockets.



EXTERNALLY

To the Rear

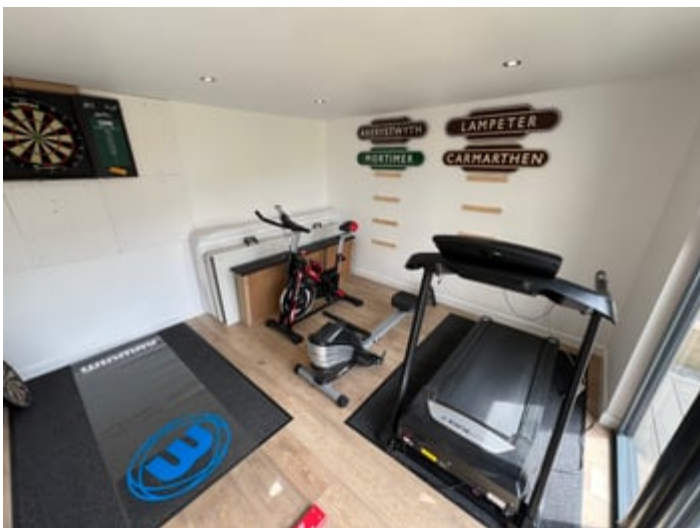
A level enclosed lawned area with patio laid to slabs, access path to both sides.





Garden Room/Sun Room

16' 0" x 11' 0" (4.88m x 3.35m) recently completed by 'Garden Room Wales' being fully insulated and Cedarwood cladding to the front, Grey double glazed double doors and side panel to the front with 'Hillarys' heat prevention blinds. Lbt flooring, electric heating.



To the Front

Tarmac driveway with space for 3 cars, lawned area to front and side, pathway laid to slabs.





Services


Mains Water, Electricity and Drainage. Modern Electric heating system.

Council Tax Band E (Ceredigion County Council).

Freehold Tenure.

Directions

From Aberaeron proceed North East on the A487 coast road through the first village of Aberarth and after a further 4 miles you will enter the village of Llanon. As soon as you enter the village take the immediate left hand exit onto Heol Y Mor, proceed down this lane for about 100 yards and the entrance to Stad Craig Ddu is on the right hand side. The property will be the first property on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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