

*Modern 4 bedroom detached home with garage located in a popular residential development.
Sought after coastal village of Llanon on the Cardigan Bay coastline.*



63 Stad Craig Ddu Llanon, Near Aberaeron, Ceredigion. SY23 5AQ.

£350,000

REF R/5157/ID

****A modern 4 bedroom detached family home**** Located in a popular residential estate ****On the edge of the sought after coastal village of Llanon**** A level walking distance to the beach and all village amenities ****Highly efficient with low running costs**** New electric heating and solar panels ****Ample off road parking with access to single garage**** Tucked away location ****Build warranty still remaining****

The accommodation provides - entrance hall, lounge, kitchen/dining room, utility First floor - Central landing, 4 bedrooms (1 en suite) and main bathroom.

The property is situated on the popular Stad Craig Ddu development on the fringes of the coastal village of Llanon. The village offers a good level of local amenities including primary school, village shops, post office, public house, petrol station, hairdressers and good public transport connectivity along the coastline. The Georgian harbour town of Aberaeron is some 5 miles drive to the south offering a wider range of amenities and services. The University town of Aberystwyth is some 20 minute drive to the north offering a wider employment opportunities, Network rail connections, University and Bronglais hospital.



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GROUND FLOOR

Entrance Hall

8' 6" x 6' 2" (2.59m x 1.88m) via upvc door, stairs to first floor with understairs storage electric radiator. Door into -



Downstairs w.c.

6' 2" x 5' 2" (1.88m x 1.57m) with tiled walls, low level flush w.c. pedestal wash hand basin, stainless steel heated towel rail.



Kitchen/Dining Room

21' 6" x 9' 9" (6.55m x 2.97m) a modern grey base and wall cupboard units with oak effect working surfaces above, electric oven with 4 ring electric hob above and modern extractor fan, stainless steel drainer sink, integrated dishwasher, space for American fridge freezer, electric

radiator, space for large dining table. Double glazed windows to front and rear. Door opening into -





Lounge

10' 9" x 21' 6" (3.28m x 6.55m) a spacious room with patio doors to rear out to rear garden, double glazed window to front, electric radiator and tv point.



Utility

6' 2" x 7' 0" (1.88m x 2.13m) with upvc door to rear, stainless steel drainer sink, plumbing for automatic washing machine and outlet for tumble dryer.



FIRST FLOOR

Landing

15' 3" x 6' 3" (4.65m x 1.91m) double glazed window to front, airing cupboard. Access hatch to loft.



Rear Principal Bedroom 1

10' 8" x 10' 6" (3.25m x 3.20m) double glazed window to rear, fitted wardrobe. Door into -



En Suite

3' 2" x 8' 0" (0.97m x 2.44m) comprising of a pedestal wash hand basin, dual flush w.c. tiled walls and tiled floor.



Main Bathroom

6' 6" x 6' 0" (1.98m x 1.83m) A modern white suite comprising of a panelled bath with shower above, dual flush w.c. Gloss white vanity unit, tiled walls, stainless steel heated towel rail, frosted window to rear.



Rear Double Bedroom 2

9' 9" x 10' 6" (2.97m x 3.20m) with double glazed window to rear, electric heater.



Double Bedroom 3

7' 0" x 10' 8" (2.13m x 3.25m) double glazed window to front, electric radiator.



Double Bedroom 4

10' 7" x 10' 0" (3.23m x 3.05m) with double glazed window to front, electric radiator.



EXTERNALLY

To The Front

The property is approached via an adopted estate road into the property entrance with tarmac driveway to the side with parking for 3 cars. Access to -

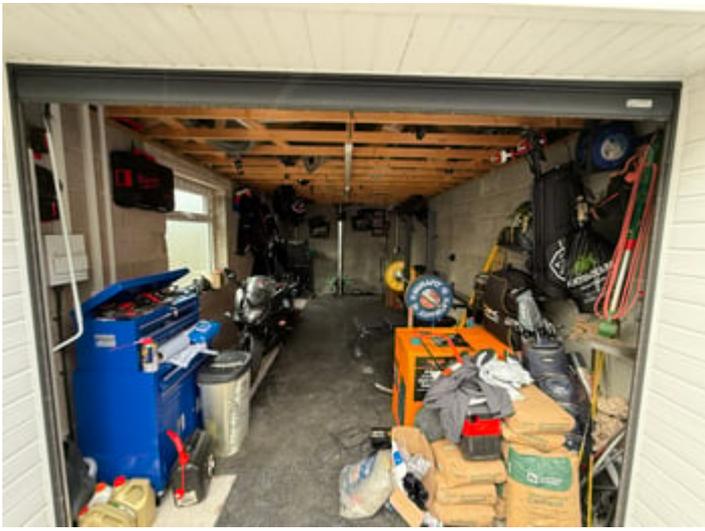


Detached Garage

18' 3" x 11' 0" (5.56m x 3.35m) Recently built garage, with electric roller door, power and light connected.

Paths surround the property.





Rear Garden

A generous but easily maintained rear garden.



PLEASE NOTE

The vendor is currently in the process of laying a patio and this will be completed prior to exchange of contracts.

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.

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

We are advised that the property benefits from mains water, electricity and drainage. New electric heating system. Solar panels.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Electric. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (78)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

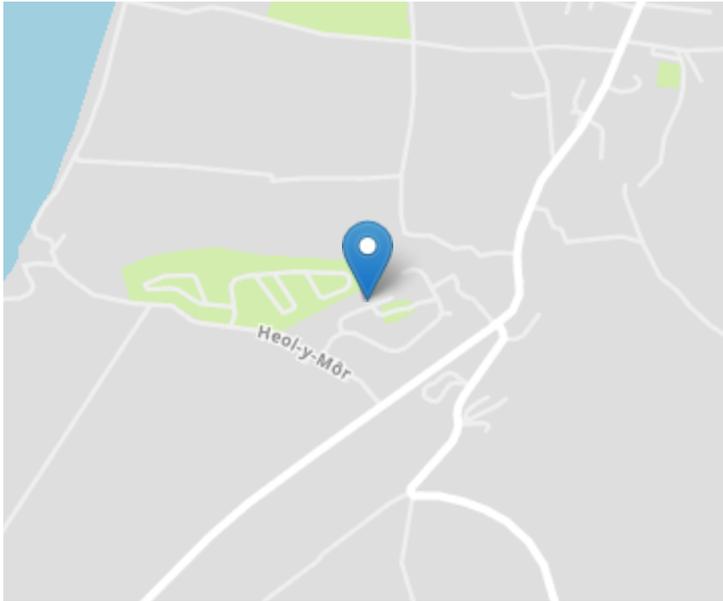
Any risk of coastal erosion? No

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

From Aberaeron proceed North East on the A487 coast road through the first village of Aberarth and after a further 2 miles you will enter the village of Llanon. As soon as you enter the village you will see this development below the road on the left hand side. Proceed into the estate, taking the 1st left hand turning and the property will be the third property on the left hand side.

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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