

*A deceptively spacious 3-4 Bedroomed detached property. Popular residential cul de sac. Llanon - West Wales.*



**5 Bont Estate, Llanon, Ceredigion. SY23 5LT.**

**£315,000**

**Ref R/4276/ID**

**\*\*Deceptively spacious 3-4 bed detached residence\*\*** Located in a sought after cul de sac **\*\*On the edge of the popular coastal village of Llanon\*\*** Spacious gardens and grounds **\*\*Only a 10 minute walk to the sea\*\*** Pleasant views towards Cardigan Bay with a glimpse of the sea **\*\*Ample private parking and detached garage\*\*** Large garden **\*\*Walk in Airing Cupboard\*\*** Oil fired central heating and uPVC double glazing throughout **\*\*On a bus route\*\*** Perfect family home **\*\*NO ONWARD CHAIN\*\***

The property comprises of Ent Hall, Downstairs Shower Room, Spacious Sitting Room, Kitchen/Dining Room, Utility Room, Formal Dining Room/4th Bedroom. First Floor - 3 Double Bedrooms and Bathroom.

Located on the edge of the coastal village of Llanon within a select private cul de sac, close to a bus stop and a level walking distance of a good range of village amenities which include shop, post office, primary school, public house and places of worship. A 10 minute walk to the sea front. Only some 4 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 11 Miles from the Coastal University & Administrative Centre of



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## GROUND FLOOR

### Entrance Hall

8' 7" x 6' 2" (2.62m x 1.88m) via glazed uPVC door with side panel, built in cloak cupboard, central heating radiator, stairs to first floor.

### Downstairs Shower Room

4' 0" x 10' 5" (1.22m x 3.17m) with walk in shower unit with a Triton T50 electric shower above, vanity unit with inset wash hand basin, low level flush w.c. central heating radiator, frosted window.

### Lounge

24' 3" x 11' 3" (7.39m x 3.43m) a generous room with double glazed windows to front, side and rear, electric fireplace with surround, 2 central heating radiators, wall light, TV point.



### Kitchen

11' 6" x 17' 8" (3.51m x 5.38m) with range of Oak fronted base and wall cupboard units, formica working surfaces above, eye level electric oven and grill, 4 ring electric hob, pull out extractor, inset 1½ drainer sink, double glazed windows to rear and side, integrated dishwasher, tiled flooring. Door into understairs cupboard housing the Trianca oil fired boiler, central heating radiator.





## FIRST FLOOR

### Front Double Bedroom 1

14' 2" x 9' 9" (4.32m x 2.97m) with double glazed window to front, central heating radiator, mirror fronted fitted wardrobes.



### Utility Room

5' 4" x 10' 7" (1.63m x 3.23m) with a range of fitted base and wall cupboard units with Formica working surfaces above, built in fridge, plumbing for automatic washing machine, glazed exterior door at side, double glazed window to rear, tiled flooring.



### Dining Room / Bedroom 4

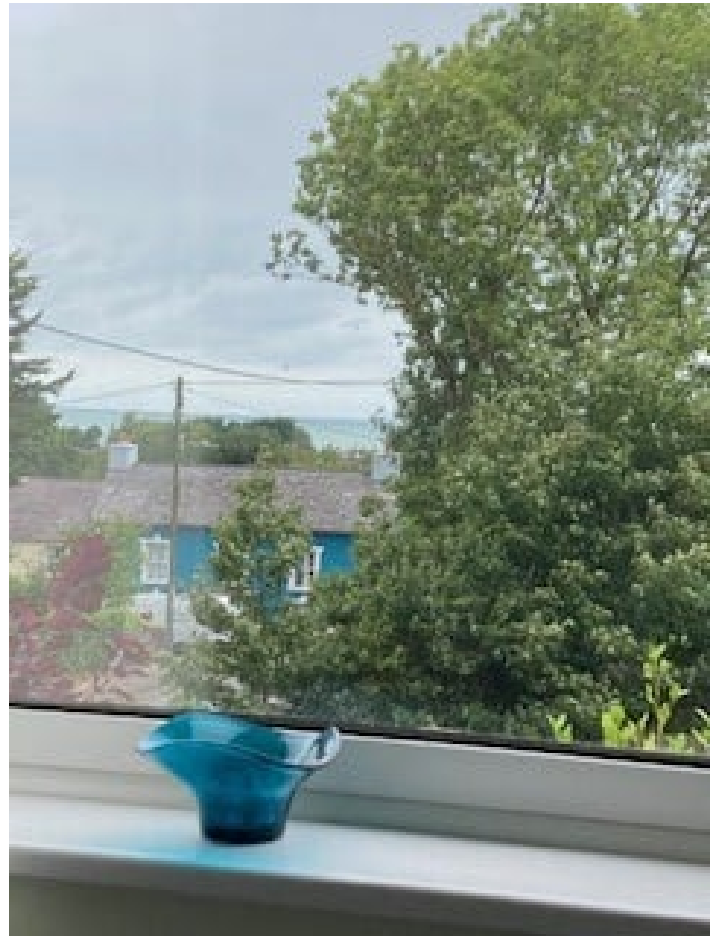
10' 7" x 17' 8" (3.23m x 5.38m) with 7ft french doors to front, double glazed window to side, central heating radiator, wall lights, TV point.





### Rear Double Bedroom 2

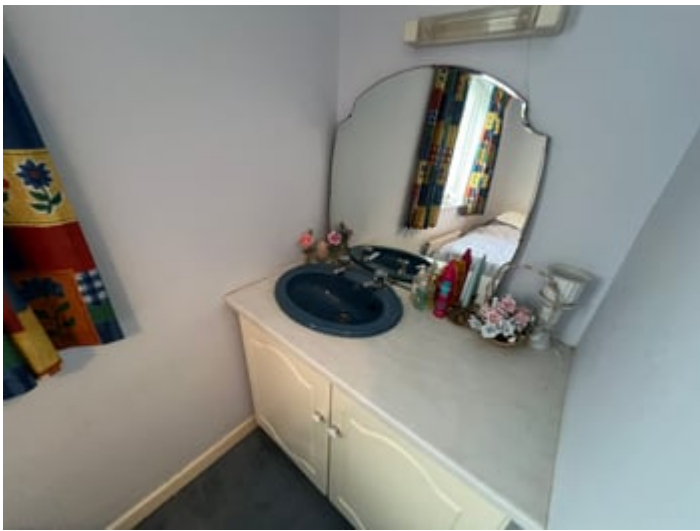
11' 4" x 8' 9" (3.45m x 2.67m) with double glazed window to rear with a glimpse of the sea, central heating radiator.



### Front Double Bedroom 3

12' 3" x 11' 6" (3.73m x 3.51m) (max) with double glazed window to front, central heating radiator, mirror fronted fitted wardrobes, vanity unit with wash hand basin.





### Bathroom

8' 3" x 7' 4" (2.51m x 2.24m) having a three piece suite comprising of a panelled bath with hot and cold taps, enclosed shower unit with Triton electric shower above, low level flush w.c. pedestal wash hand basin, frosted window to rear, central heating radiator.



### Airing Cupboard

8' 3" x 13' 3" (2.51m x 4.04m) door into large airing cupboard housing a hot water tank and shelving.



## EXTERNALLY

### To the front

A tarmac driveway with ample private parking for 3-4 cars.

Front lawned area which is laid to lawn with many mature shrubs and hedgerows, tarmac driveway to the side which leads to -



### Detached Single Garage

7' 2" x 23' 5" (2.18m x 7.14m) of block construction with up and over door, double glazed window to rear, side exterior door, electricity connected.



### To the Rear and side.

A private garden area with mature hedgerows, pathway surrounds leading to the side garden which is a spacious lawned area enjoying a sunny aspect.



Council Tax Band - E Ceredigion County Council.

Tenure : Freehold.

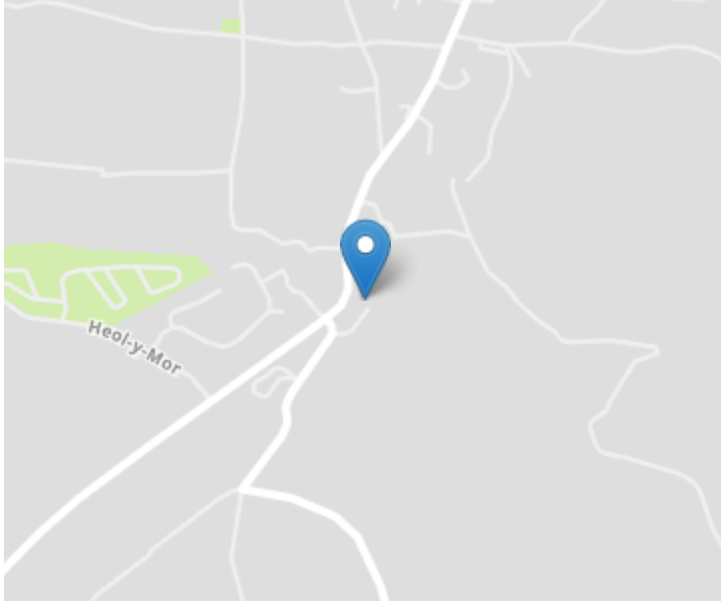


### **MONEY LAUNDERING REGULATIONS**

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 that the property benefits from mains water, electricity and drainage. Oil fired central heating.



### Directions

Travelling on the main A487 coast road North East from Aberaeron towards Aberystwyth. As you enter the village of Llanon, take the 1st right hand turning and immediately left into Bont Estate. The property is the last house on the right left hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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