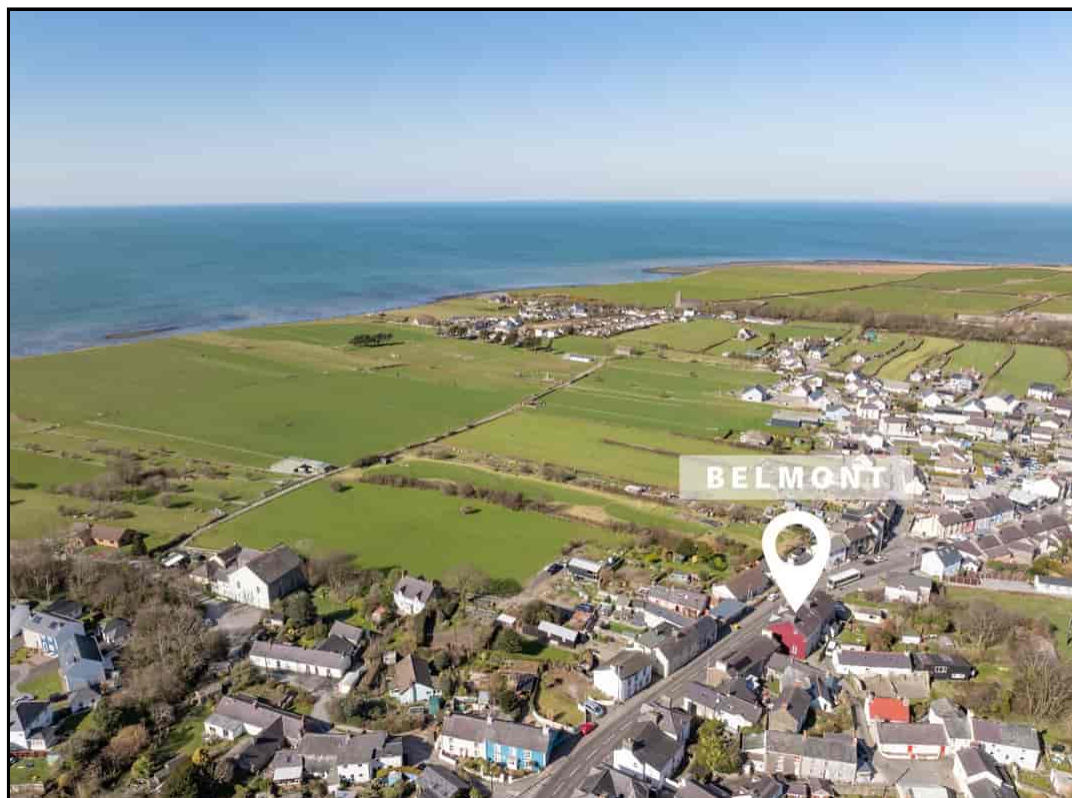


An exceptional 5 bedroom (1 en suite) Georgian residence with outstanding sea views. Historical coastal village of Llanon, near Aberaeron - West Wales.



Belmont, Bridge Street, Llanon, Ceredigion. SY23 5HA.

£295,000

Ref R/4551/ID

****A most attractive 5 bed (1 en suite) Georgian residence**** Located in the historic coastal village of Llanon ****Only 4 miles north of the popular Georgian harbour town of Aberaeron**** Boasting outstanding sea views over Cardigan Bay ****Recently sympathetically modernised and refurbished to a good standard with a wealth of character features remaining**** **NO ONWARD CHAIN**** The property lends itself to multi generational living or home with an income ****Can be sold fully furnished (subject to negotiation)**** **Private parking for 1 car****

The accommodation offers - entrance hall, kitchen/dining room, front double bedroom, downstairs shower room, utility room. First Floor - 2 double bedrooms (1 en suite), 1 single bedroom, lounge, main bathroom. Second Floor - lounge/games room, shower room and 2 double bedrooms.

The property is located within the popular historic coastal village of Llanon, which lies alongside the main A487 coast road. The property is a level walking distance to a good range of local amenities including shop, butcher, post office, primary school, public house, places of worship, bus stop and less than a 10 minute walk of the sea front at Llansantffraid. The property is only some 4 miles north of the favoured harbour town of Georgian & Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 13 miles south of the Coastal University & Administrative centre of



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Tel: 01267 493444
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GENRAL

Since acquiring the property the current vendors have invested significantly in the modernisation and renovation of the property.

Belmont now offers up to 7 bed accommodation and is set up perfectly for multi generational living or a home with an income. There is also the option to utilise the second floor as a self contained 2 bedroom flat.

The property was previously a post office and village shop and more recently has been used as a successful let.

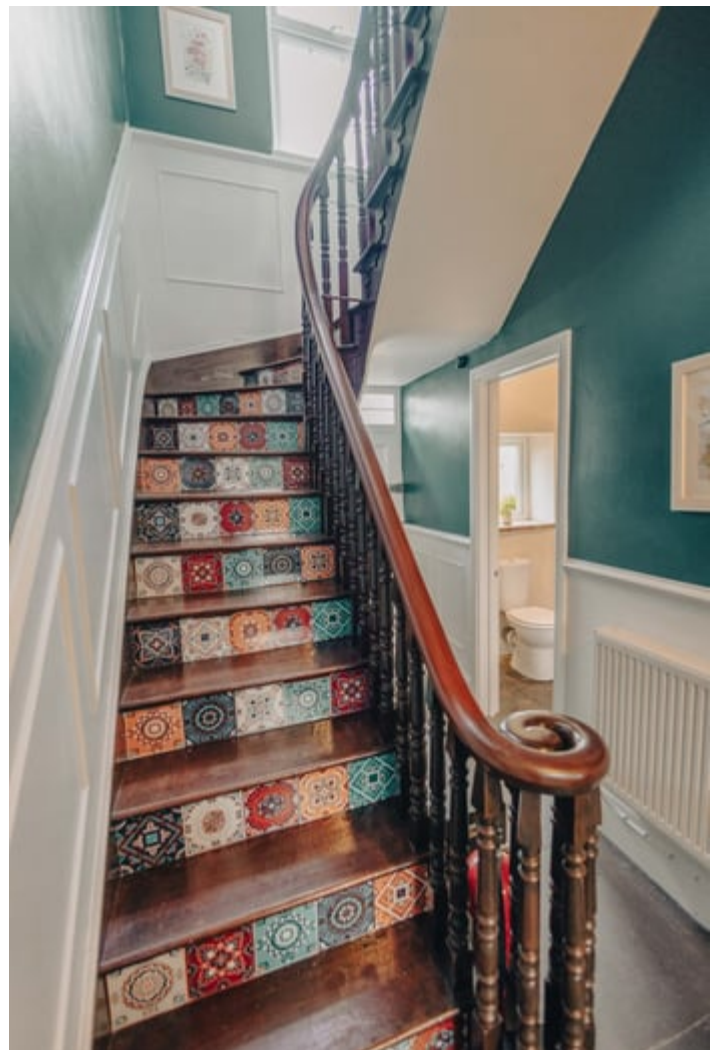
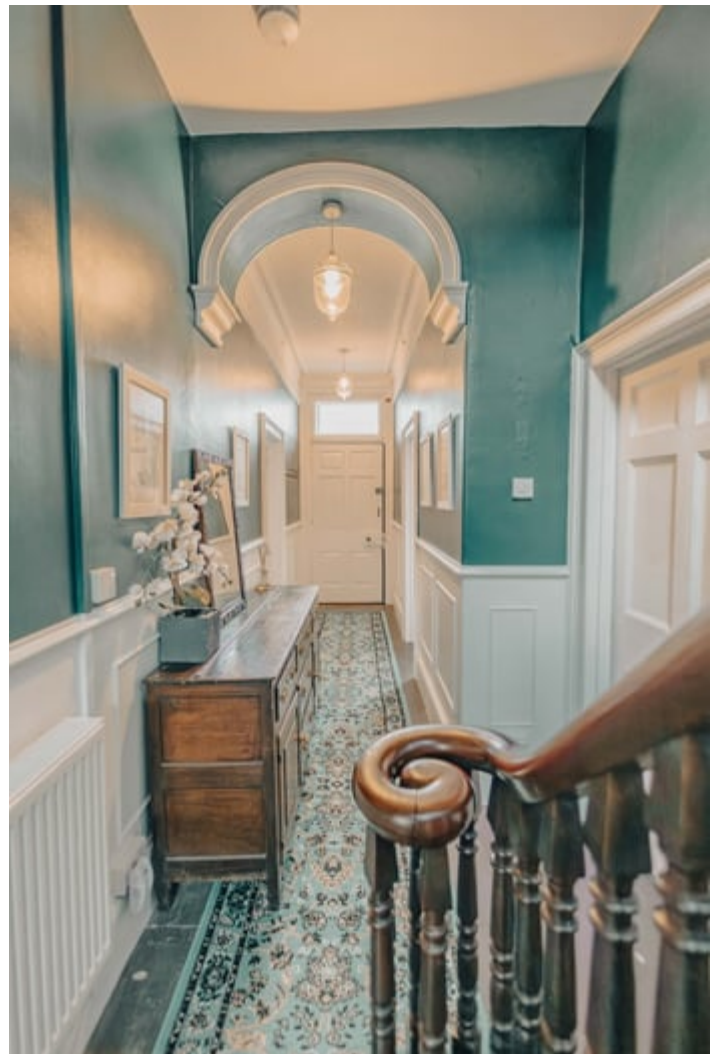
The vendors have utilised one of the upstairs bedroom as a lounge making the most of the elevated views over Cardigan Bay making it a perfect space to watch the sunset.

The furniture is available - subject to further negotiation.

GROUND FLOOR

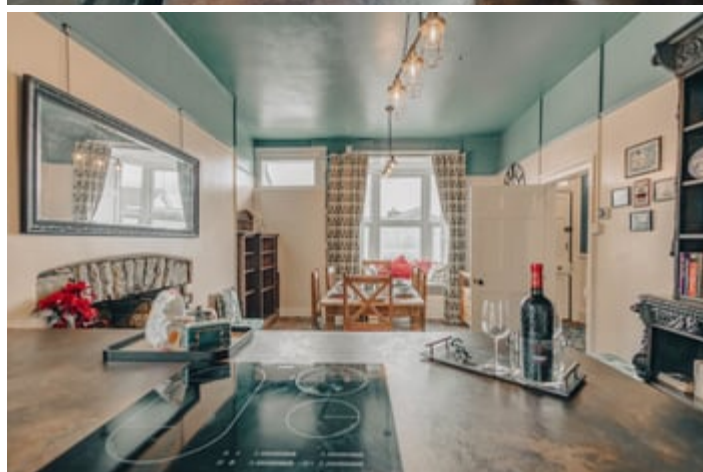
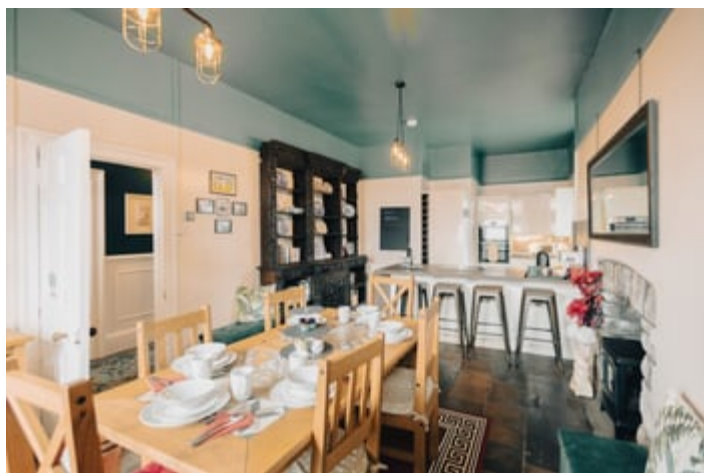
Entrance Hall

Via original hardwood door with fanlight above, flag stone slate flooring, elegant original staircase rising to first floor, decorative arches and cornices, picture rail, panelling to half wall, central heating radiator, useful understairs storage cupboard. Hardwood door to rear garden with fan light above.



Kitchen/Dining Room

26' 7" x 13' 1" (8.10m x 3.99m) A spacious, sociable room with recently installed modern kitchen comprising of gloss cream, handleless base and wall cupboard units with a leather effect working surface and splash back above, a large 4 seater breakfast bar, eye level Zanussi electric oven and grill, 4 ring Zanussi induction hob, inset stainless steel 1½ drainer sink with mixer tap, feature built in wine rack, tall fridge / freezer and dishwasher to remain, original quarry tiled flooring. Bespoke built window seat with storage into front double glazed bay window, 2 central heating radiators, feature original stone fireplace at present housing an electric log burner, double glazed windows to side. Ample space for dining table.

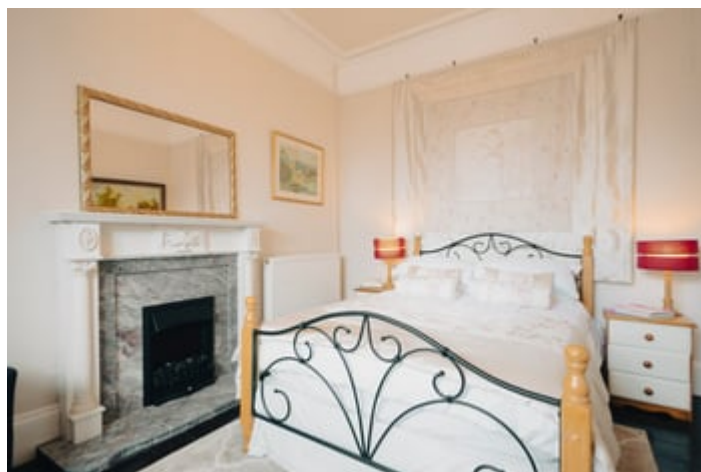




Sitting Room/Front Bedroom 5

13' 3" x 10' 2" (4.04m x 3.10m) Currently utilised as a spacious double bedroom or ideal as a sitting or formal dining room. Having a double glazed bay window to front, electric fireplace with surround, alcove cupboard and shelving, central heating radiator, exposed timber flooring, 8" skirting boards, picture rail, covings.

Coupled with the downstairs shower room it offers ideal guest or multi generational living accommodation.



Utility Room/Laundry/Boot Room

13' 0" x 9' 2" (3.96m x 2.79m) A useful laundry/boot room with fitted base and wall cupboard units, marble effect working surfaces above with under counter washing machine and fridge, stainless steel drainer sink with mixer tap, double glazed window to rear, central heating radiator, original timber flooring. Ceiling mounted laundry airer and wall mounted bicycle rack.

Built in cupboards at side, picture rail, radiator, a range of wooden base and wall cupboard units with formica working surfaces, stainless steel drainer sink with mixer tap, double glazed window to rear, exposed wooden floor boards.



Downstairs Shower and WC

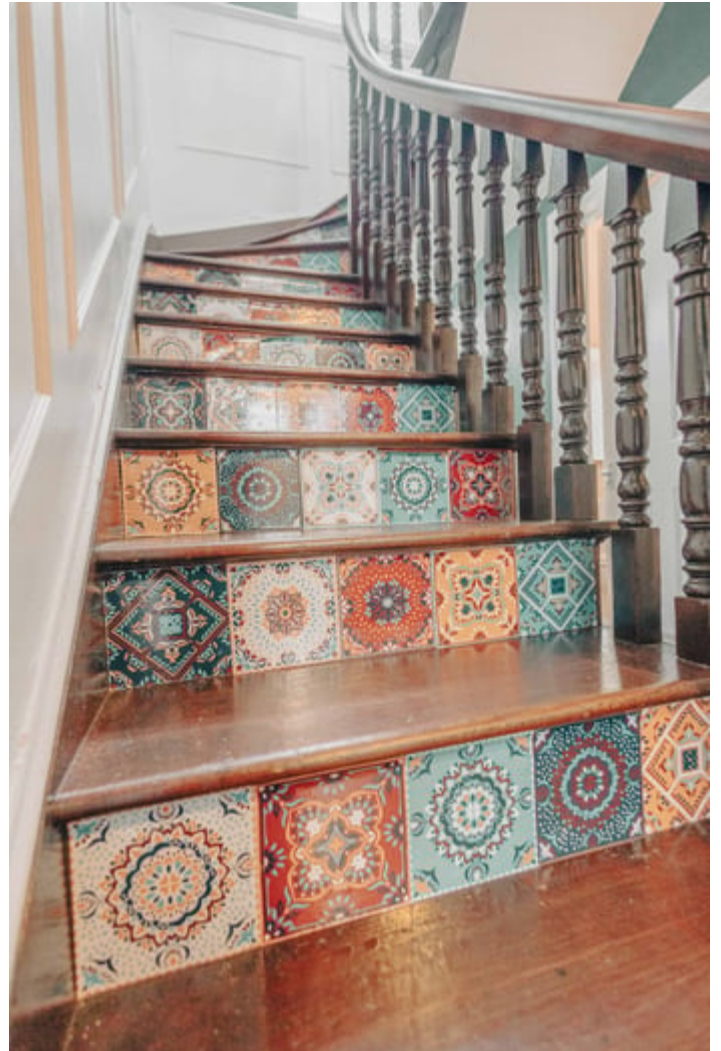
Recently installed suite comprising of an enclosed shower unit with mains shower above with pull out head, corner vanity unit with inset wash hand basin, dual flush w.c. half tiled walls, quarry tiled flooring, frosted window to rear, extractor fan, electric heated towel rail.



FIRST FLOOR

Central Landing

Approached via original staircase with exposed timber boards, stairs continuing up to the second floor. Door into -





Front Double Bedroom 1

13' 5" x 11' 11" (4.09m x 3.63m) A spacious double bedroom with walk in bay double glazed window to front with sea views, alcove for storage, radiator, exposed wooden floor boards, tiled fireplace with electric fire, original covings and picture rail.



Upstairs Lounge

13' 7" x 9' 2" (4.14m x 2.79m) Originally a bedroom, however has been utilised as a lounge making the most of the elevated views over Cardigan Bay. A lovely room to watch the sun set over the sea.

With walk in double glazed bay windows. A victorian cast iron fireplace with ornate surround, central heating radiator, with original covings and picture rail. TV point, central heating radiator and has recently been carpeted.





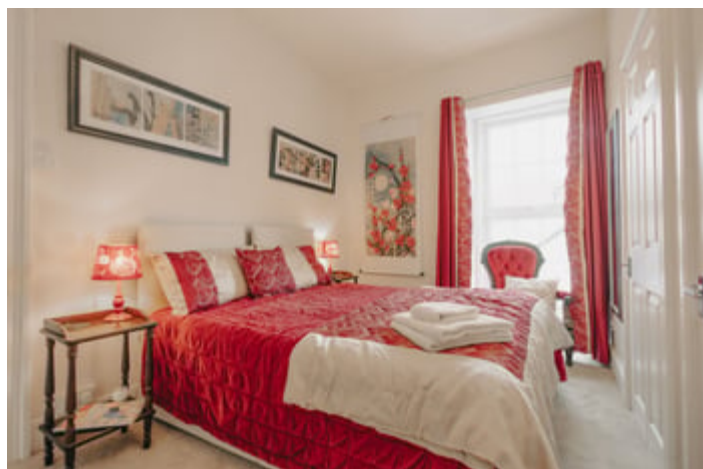
Single Bedroom / Box Room

9' 1" x 5' 10" (2.77m x 1.78m) Currently used as a child's bedroom with double glazed window to front with sea views, exposed original wooden flooring. The room also lends itself to being utilised as an office/study.



Rear Double Bedroom 2

12' 9" x 8' 1" (3.89m x 2.46m) A spacious double bedroom with double glazed window to rear with a pleasant outlook over a pair of cottages and beyond towards the countryside, central heating radiator, 2 built in wardrobes. Door into -



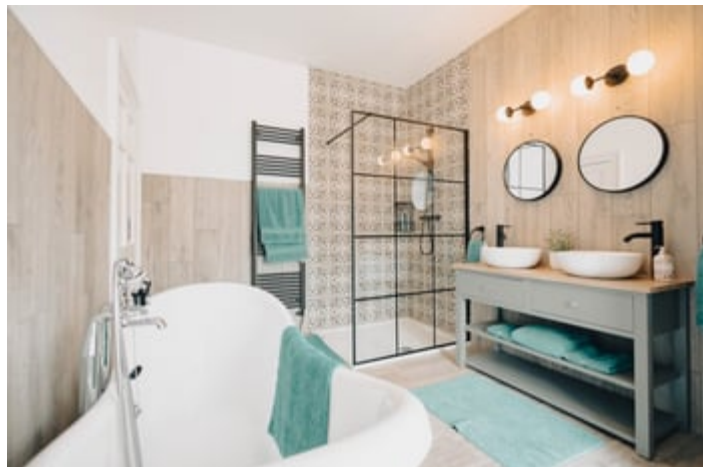
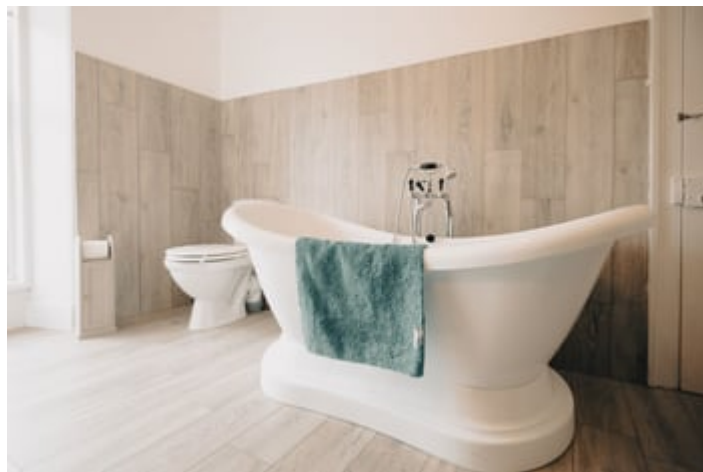
En Suite Shower Room

Having a three piece white suite comprising of a an enclosed shower unit with Triton electric shower above, dual flush w.c. pedestal wash hand basin, tiled flooring, pvc lined boards, electric heated towel rail, extractor fan.



Main Bathroom

12' 9" x 9' 1" (3.89m x 2.77m) Recently renovated and now offering an impressive contemporary suite with modern roll top bath with mixture tap and shower head above, spacious walk in shower unit with feature 'Mat Black' mains shower above, tiled surround, leaded shower screen, vanity unit with his and hers bowl sinks, dual flush w.c. Matt Black heated towel rail, half frosted window to rear, airing cupboard with central heating boiler.



SECOND FLOOR

Attic Space

Approached via original staircase, this whole floor level, with sloping ceilings, character beams, exposed wooden flooring. The two double bedrooms and shower room is a versatile space which could be used as a self contained flat.

Lounge/Games Room

26' 3" x 15' 1" (8.00m x 4.60m) Currently used as a games room, however lends itself as a lovely lounge lounge for visiting guests, fitted under eaves storage cupboard, 2 velux windows to both side. Door into -



Shower Room

With a white suite comprising of a corner shower unit with Triton electric shower above, pedestal wash hand basin, dual flush w.c. heated towel rail, velux window, tiled flooring.



Front Double Bedroom 3

12' 0" x 9' 2" (3.66m x 2.79m) With sloping ceilings, feature exposed beams, velux windows to front with sea views and a small dormer window, built in storage cupboards.



Bedroom 4

11' 0" x 9' 2" (3.35m x 2.79m) Again with feature exposed beams, a sloping ceiling with Velux window to rear, double glazed window to side, built in storage cupboards.



EXTERNALLY

To the Front

Street Frontage. Side lane provides the boundary on the South side of the property.



At the Rear

A small enclosed courtyard/garden area enjoying a south-west facing aspect and private parking.



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

We are advised that the property benefits from mains water, electricity and drainage. Electric central heating. Water Meter.

Council Tax band - C. (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Rear.

Heating Sources: Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

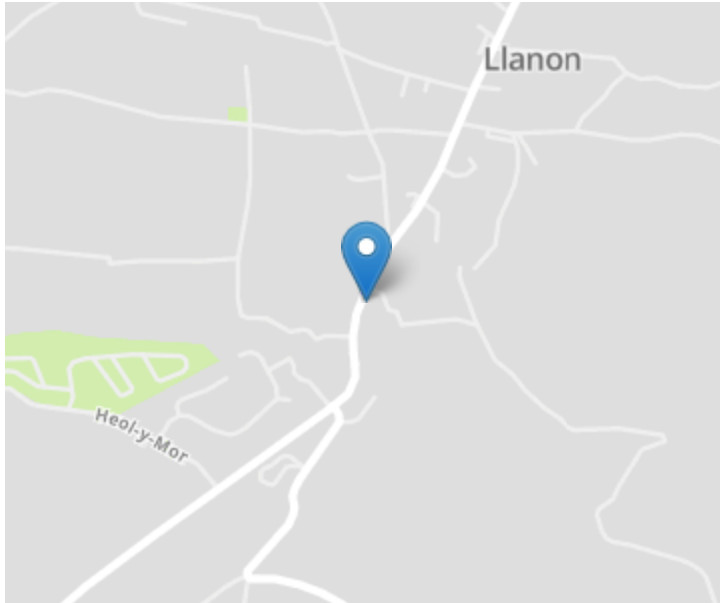
Any risk of coastal erosion? No

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 to the village of Llanon. Proceed into the village, after some 100 yards Belmont will be seen on the right hand side 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		
(55-68) D		66
(39-54) E	39	
(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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