

Delightful 3 bedroom semi detached residence with views over Cardigan Bay. Popular coastal village of Llanon. Near Aberaeron - West Wales.



Awel Enlli, Llanon, Ceredigion, West Wales. SY23 5HJ.

£215,000

Ref R/5027/ID

****A most comfortable 3 bed semi detached residence****Situated in the sought after seaside village of Llanon**Being 4 miles north of the Georgian harbour town of Aberaeron**Deceptively spacious living accommodation**Sea views over Cardigan Bay**Off road private parking and garage**Perfect 1st time property**Generous garden and grounds**Double glazing throughout and oil fired central heating**

The accommodation provides entrance hall, front sitting room, downstairs w.c. dining room, kitchen, utility room/rear porch. First floor - central landing, 3 double bedrooms and shower room.

The property is located in the heart of the popular village community of Llanon which lies on the A487 coast road. The village offers a good range of local amenities including shop, post office, primary school, public house, places of worship, butchers, hairdressers and is on a bus route. The Georgian harbour town of Aberaeron lies some 4 miles distance to the south with its comprehensive range of shopping and schooling facilities and the University & Administrative centre of Aberystwyth is some 13 miles to the north.



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GENERAL

Believed to have been built in the 1970's of cavity wall construction under a felted tiled roof. The property offers spacious accommodation and benefits from double glazing throughout and an oil fired central heating system.

Awel Enlli would make a most comfortable family home in a sought after village location.

GROUND FLOOR

Entrance Hall

9' 6" x 6' 6" (2.90m x 1.98m) via upvc glazed door. Stairs leading to first floor, understairs storage cupboard. Door into

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Cloak Room

With low level flush w.c. pedestal wash hand basin, central heating radiator.



Front Sitting Room

14' 1" x 12' 9" (4.29m x 3.89m) a spacious room with large double glazed window to front, ornate fireplace with electric fire, central heating radiator, tv point.





Dining Room

10' 6" x 12' 0" (3.20m x 3.66m) with double glazed window to rear, central heating radiator, tv point.

Kitchen

14' 7" x 7' 3" (4.45m x 2.21m) a galley kitchen comprising of fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, eye level electric oven, 4 ring electric hob, double glazed window to rear.

Door into -



Utility / Rear Porch

8' 3" x 5' 6" (2.51m x 1.68m) tiled flooring, plumbing for automatic washing machine, upvc exterior door to rear garden.





FIRST FLOOR

Central Landing

12' 2" x 13' 5" (3.71m x 4.09m) max with central heating radiator, access hatch to loft which is partly boarded and insulated. Door into airing cupboard with central heating radiator.



Front Bedroom 1

14' 0" x 10' 0" (4.27m x 3.05m) double glazed window to front, central heating radiator.



Rear Double Bedroom 2

13' 9" x 10' 3" (4.19m x 3.12m) with double glazed window to rear with sea views over Cardigan Bay, central heating radiator.



Rear Bedroom 3

7' 9" x 12' 1" (2.36m x 3.68m) double glazed window to rear, sea views over Cardigan Bay, central heating radiator.



Shower Room

8' 0" x 5' 0" (2.44m x 1.52m) having a 3 piece suite comprising of a corner shower unit with mira shower above, low level flush w.c. pedestal wash hand basin, fully tiled walls, frosted window to rear.



EXTERNALLY

To the Front

The property is approached via a private estate road which we believe the property has a 25% share of maintenance which leads onto a tarmac driveway with parking for 2 cars. Access into -



Garage

8' 5" x 17' 0" (2.57m x 5.18m) with up and over door. Access into -



Boiler Room

17' 7" x 8' 0" (5.36m x 2.44m) housing a worcester oil fired combi boiler.



To the Rear

A sizeable rear garden mostly laid to lawn with patio laid to slabs.

Timber outhouse and separate garden shed.



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 ARRANGEMENTS

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

e are advised that the property benefits from mains water,

electricity and drainage Oil fired central heating.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

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 travelling north on the A487 coast road towards Aberystwyth. Continue through the village of Aberarth and into the village of Llanon. Continue through Llanon until you see Alan Hopkins car sales garage on your left, immediately after take the 1st left hand turning into a private estate and Awel Enlli will be the 2nd property on the left hand side as identified by the agents for sale board.

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

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