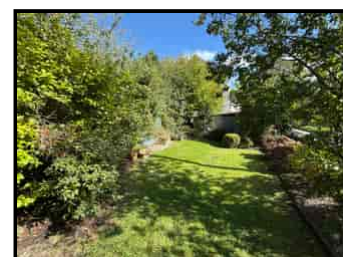


A charming 3 bedroom detached cottage set in attractive garden & grounds. Sought after coastal village of Llanon, near Aberaeron, west Wales.



Brodawel, Llanon, Near Aberaeron, Ceredigion. SY23 5HD.

£299,000

R/4951/ID

**** A most charming 3 bedroom character cottage ** Set in attractive garden & grounds ** Located in sought after coastal village of Llanon, near Aberaeron, west Wales ** Only a 10 minute walk to the beach ** Level walking distance to all village amenities ** Private parking and detached garage ** A wealth of character features throughout ** Double glazing and oil fired central heating ****

Accommodation provides : Entrance Hall, Lounge, Utility, downstairs Wet Room, Galley Kitchen and Dining Room, Conservatory, second Lounge with Mezzanine Landing to Bedroom 1 and to the first floor 2 further Bedrooms and Shower Room.

The property is located in a quiet location in a cluster of period properties adjacent to a no through council maintained road, less than 200 yards from the main A487 coast road. An easy walk to a good range of village amenities including shop, Post Office, primary school, public house & restaurant, fish and chip shop, butchers, bus stop, 10 minute walk to the sea front at



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GENERAL

Brodawel comprises of an 1800's character cottage of traditional stone construction under a slate roof. Internally the property provides a spacious 3 bedroom accommodation which has been sympathetically modernised 20 years ago and still offers a wealth of character features throughout.

Entrance Hall

3' 5" x 14' 5" (1.04m x 4.39m) via a solid hardwood door with 'Brodawel' engraved fan light above and red and black quarry tiles.



Lounge

15' 9" x 14' 0" (4.80m x 4.27m) into alcove cupboard, brick fireplace with slate hearth, red and black quarry tiled floor, double glazed window to front, central heating radiator.



Utility Room

9' 7" x 5' 4" (2.92m x 1.63m) with automatic washing machine, Worcester oil fired boiler, double glazed window to rear.

Wet Room

8' 0" x 5' 4" (2.44m x 1.63m) with PVC lined boards, low level flush WC, pedestal wash-hand basin, 2 double glazed windows to side, mains shower.



Kitchen



19' 2" x 6' 9" (5.84m x 2.06m) a galley kitchen comprising of cream coloured base and wall units with oak effect working surfaces above, 1 ½ stainless steel drainer sink, electric cooker and 4 ring ceramic hob, under counter fridge and dishwasher, half vaulted ceiling with Velux window, double glazed door into –

Conservatory





11' 2" x 8' 7" (3.40m x 2.62m) of hardwood construction with glazed surround, Perspex roof, door into garden.

Second Character Lounge



19' 8" x 13' 5" (5.99m x 4.09m) a large light room with windows to front and side, electric fireplace with surround, 3 central heating radiators, exposed beams, engineered oak flooring, stairs leading to –

Galleried Landing

13' 7" x 10' 7" (4.14m x 3.23m) with Velux window to ceiling.



Bedroom 1

7' 5" x 14' 0" (2.26m x 4.27m) with Velux window to ceiling, window to front, exposed beams.



FIRST FLOOR

Bedroom 2



10' 0" x 7' 5" (3.05m x 2.26m) with double glazed window to front, central heating radiator.

Bedroom 3



10' 0" x 10' 5" (3.05m x 3.17m) with Victorian fireplace and double glazed window to front, central heating radiator.

Shower Room



8' 5" x 4' 0" (2.57m x 1.22m) with a 3 piece suite comprising of a corner shower, pedestal wash-hand basin, low level flush WC, double glazed window to side.

EXTERNAL

One of the main features of the property is its generous plot which is laid to extensive lawned area with a variety of trees, shrubs and hedgerows to create privacy.





Useful Stone Storage Building



There is also ample private parking for 5 cars and a separate garage 20' x 10' with up/over door and side access door.

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 ARRANGEMENTS

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

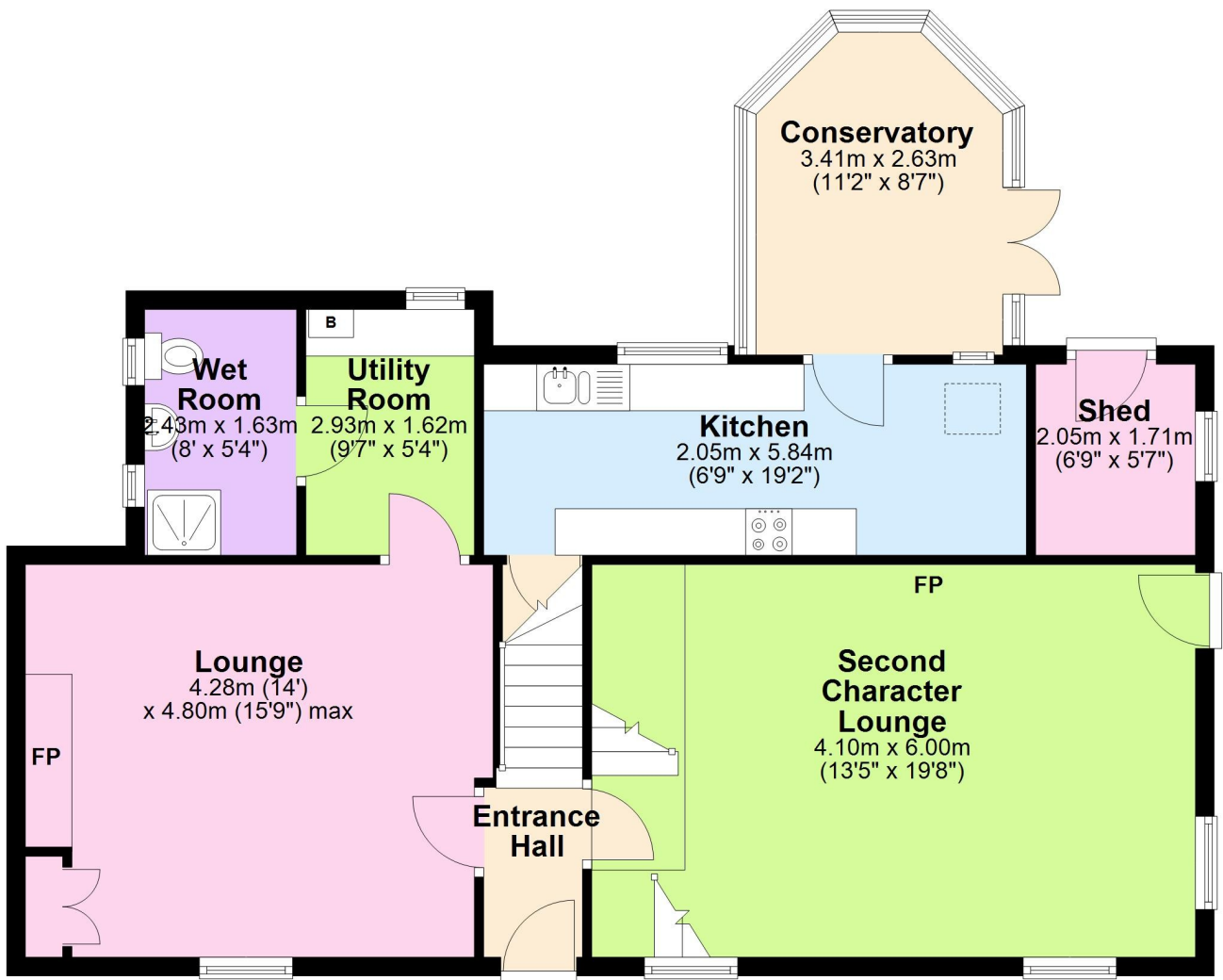
Services

We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating and double glazing throughout.

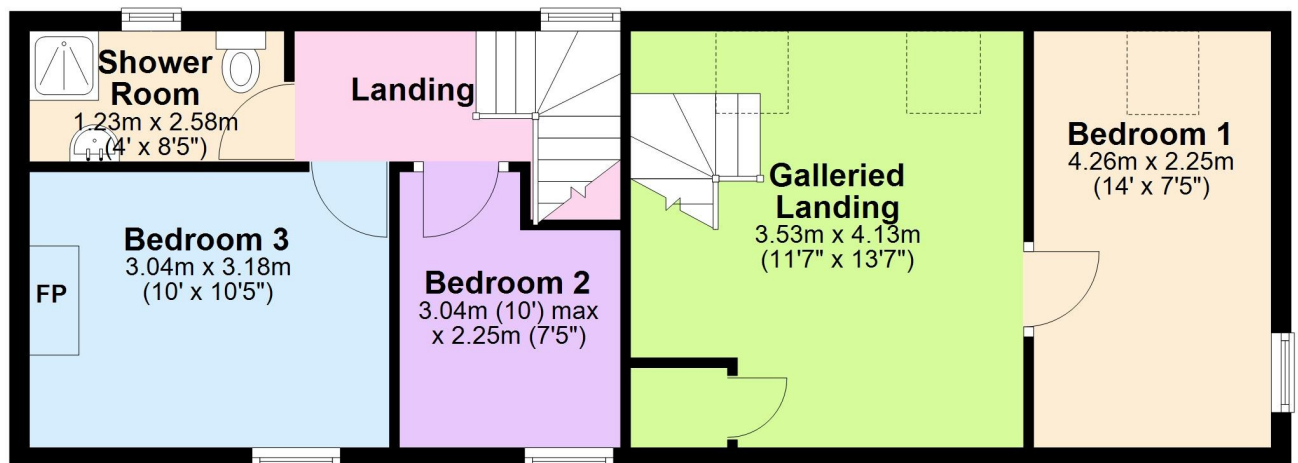
Tenure : Freehold

Council Tax Band : D (Ceredigion County Council)

Ground Floor



First Floor



Total area: approx. 141.1 sq. metres (1518.4 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Brodawel, Llanon

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (44)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

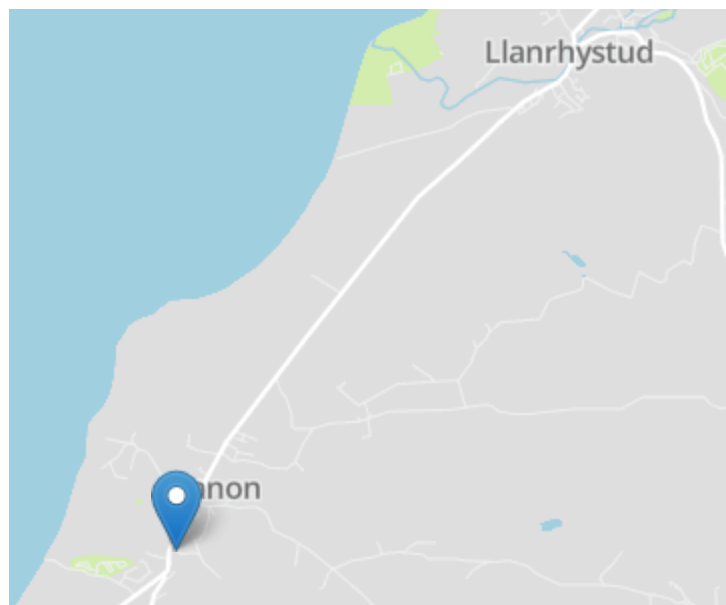
Any risk of coastal erosion? No

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 take the A487 coast road north and continue through the village of Aberarth proceeding into the village of Llanon, around a left hand bend and take the next right hand turning into Heol Non and continue around the square where Brodawl can be found right in front of you and the parking is further along the road by the garage.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	44	
(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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