

*Impressive 4 bed detached family home in coastal location with sea views. Popular development.
Llanon. Cardigan Bay. West Wales.*



2 Stad Craig Ddu, Llanon, Ceredigion. SY23 5AQ.

£349,500

R/4888/RD

**** Impressive 4 bedroom detached family home ** Set within large plot ** Views to coast ** Walking distance to beach ** Immaculately maintained and presented ** Highly efficient with low running energy costs ** Ample off-road parking for 3 vehicles ** Planning permission for garage ** South facing garden ** Build warranty still remaining ** An opportunity to secure a wonderful and comfortable family home that must be viewed to be appreciated ****

The property is situated within the popular Stad Craig Ddu development on the fringes of the coastal village of Llanon along the A487. The village of Llanon offers a good level of local amenities and services including primary school, village shop and post office, public house, petrol station, hairdressers and good public transport connectivity along the coastline. The Georgian harbour town of Aberaeron is some 5 minutes drive to the south offering a wider range of amenities and services including secondary school, leisure centre, community health centre and traditional high street offerings. The university town of Aberystwyth is some 20 minutes drive to the north offering a wider range of amenities including 6th form college, university, regional hospital, Welsh government and local authority offices, retail parks, supermarkets, industrial estates and large scale employment opportunities. It also boasts Network Rail connections.



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GENERAL

Number 2 sits of the front of the estate overlooking the bay towards New Quay. The property is extremely well presented and maintained, almost as new with high quality fixtures and fittings throughout. The property provides comfortable 4 bedroom living accommodation and is one of the finest properties on the development

Accommodation

Provides as follows:

Entrance Hallway

6' 4" x 9' 7" (1.93m x 2.92m) accessed via composite door with fanlight over, tiled flooring, heater, understairs cupboard, open staircase to first floor.



WC

5' 1" x 6' 3" (1.55m x 1.91m) single wash hand basin on vanity unit, WC, heated towel rail, tiled flooring and half tiled walls.



Lounge

10' 8" x 21' 6" (3.25m x 6.55m) with window to front, patio doors to rear garden, multiple sockets, TV point, heater, spotlights to ceiling.

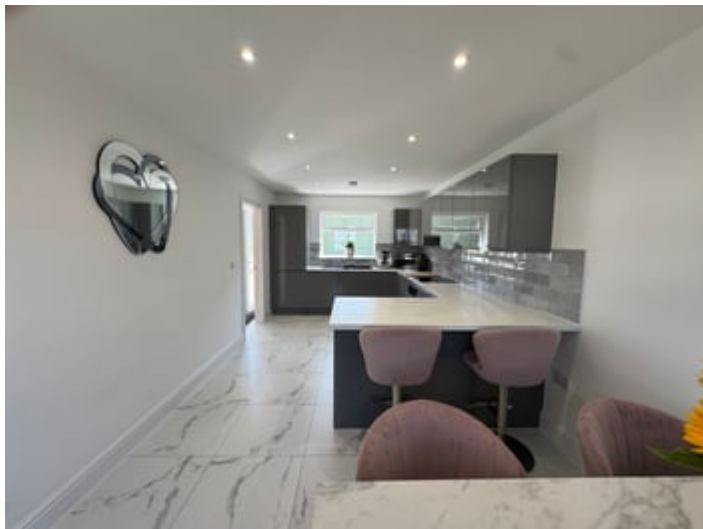




Kitchen

10' 8" x 21' 5" (3.25m x 6.53m) with a range of high quality grey base and wall units, Formica worktop, fitted NEFF oven and grill, Candy induction hobs with extractor over, 1½ sink and drainer with mixer tap, fitted dishwasher, fitted fridge/freezer, tiled flooring, dual aspect windows to front and rear allowing excellent natural light, heater, multiple sockets.





Utility Room

6' 4" x 6' 6" (1.93m x 1.98m) with continuing grey base and wall units and Formica worktops, washing machine connection point, rear door to garden tiled flooring.



FIRST FLOOR

Landing

6' 3" x 15' 2" (1.91m x 4.62m) with window to front, airing cupboard, multiple sockets, access to loft.



Rear Bedroom 1

10' 1" x 10' 4" (3.07m x 3.15m) double bedroom currently used as a nursery, window to rear garden, multiple sockets, radiators, option to purchase wardrobes.



Bathroom

5' 8" x 6' 8" (1.73m x 2.03m) high quality white suite including panelled bath with shower over, single wash hand basin on vanity unit, heated towel rail, WC, fully tiled walls and flooring.





Rear Bedroom 2

10' 9" x 10' 6" (3.28m x 3.20m) double bedroom, window to rear, multiple sockets, heater.



En-Suite

3' 6" x 8' 4" (1.07m x 2.54m) enclosed shower, single wash hand basin, WC, heated towel rail, tiled flooring and walls.





Front Bedroom 3

10' 8" x 7' 8" (3.25m x 2.34m) double bedroom, window to front, multiple sockets, heater.



Front Bedroom 4

10' 9" x 9' 2" (3.28m x 2.79m) double bedroom, window to front with views over Cardigan Bay towards New Quay, heater, option to purchase wardrobes.



EXTERNAL

To Front

The property is approached from the adopted estate road into the plot entrance with parking for 3 vehicles and front area laid to lawn.

NB. Please note that there is planning permission for a garage at the end of the parking area.





To Rear

Enclosed rear garden area with no overlooking enjoying a southerly aspect with extending patio area from the kitchen and living room areas with steps leading up to a raised garden area laid to lawn providing wonderful family enjoying space.

Please note that the garden shed is available subject to negotiation.





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Services

Services - The property benefits from mains water, electricity and drainage. Electric central heating.

Tenure - Freehold.

Council Tax band D.

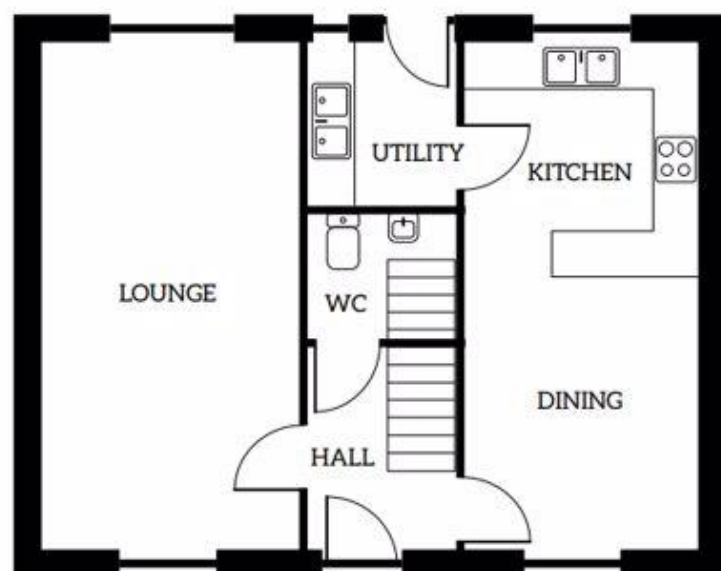
MONEY LAUNDERING

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

Ground Floor



LOUNGE: 3.35m x 6.59m

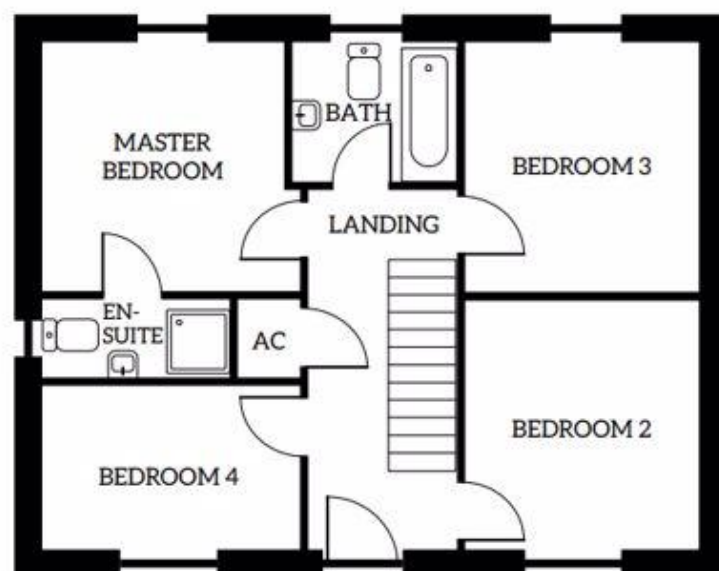
KITCHEN/DINING: 3.05m x 6.59m

HALL: 1.9m x 3.55m

UTILITY: 1.9m x 2.15m

WC: 1.9m x 1.6m

First Floor



MASTER BEDROOM: 3.1m x 3.24m

BEDROOM 2: 3.05m x 3.24m

BEDROOM 3: 3.05m x 3.25m

BEDROOM 4: 3.35m x 2.1m

BATHROOM: 2.1m x 1.84m

LANDING: 1.9m x 4.65m

EN-SUITE: 2.45m x 1m

AC: 0.8m x 1m

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: Driveway.

Heating Sources: Electric.

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

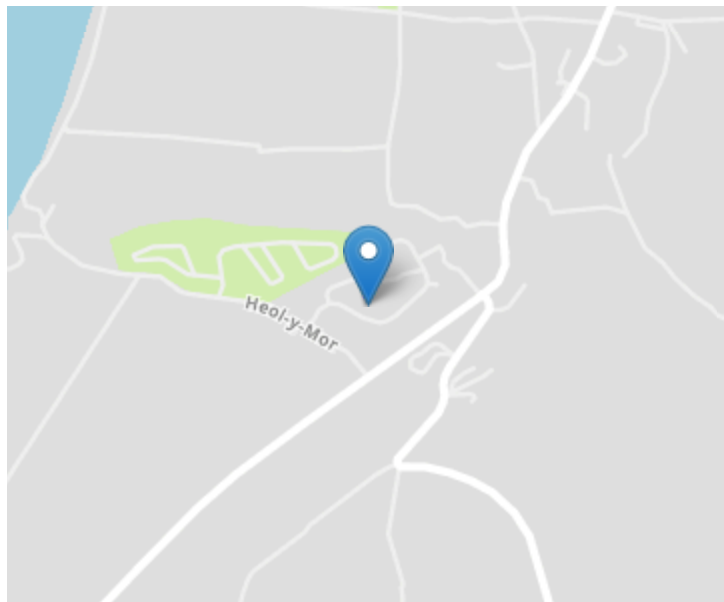
Any risk of coastal erosion? No

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 4 miles you will enter the village of Llanon. As soon as you enter the village take the immediate left hand exit onto Heol Y Mor, proceed down this lane for about 100 yards and the entrance to Stad Craig Ddu is on the right hand side. The property will be the second property on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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