

*Attention 1st time buyers. 3 bedroom semi detached affordable home. Sought after development.
Llanon Near Aberaeron on Cardigan Bay - West Wales.*



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

£175,000

Ref R/5135/RD

****Attention 1st time buyers**Well presented and maintained 3 bedroom property**A great opportunity to get onto the housing ladder**Private parking**Large private rear garden**Modern kitchen and bathroom**Walking distance to beach and village amenities**Good size living accommodation**Double glazing throughout and air source heating**Under floor heating to ground floor****

The village offers a good level of local amenities and services including primary school, public house, places of worship, village shop and post office, petrol station and good public transport connections. The village lies some 5 miles south of the popular coastal town of Aberaeron with its comprehensive school, community health centre, leisure centre, traditional high street offerings, local cafes, bars and restaurants. The university town of Aberystwyth is some 20 minutes' drive to the north with a wider range of amenities including regional hospital, Network Rail connections, university, Welsh Government and local authority offices as well as employment opportunities.



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PLEASE NOTE

The occupation of this property is subject to Ceredigion Affordable Housing Guidelines.

GENERAL

The property comprises a 3-bedroom semi-detached home set within a commodious plot with private parking to the side. The home is well presented and maintained.

Entrance Hallway

10' 5" x 6' 2" (3.17m x 1.88m) with new wood effect tiled flooring, understairs storage cupboard.



Downstairs Cloak Room



With low level flush toilet, corner vanity unit and wash hand

basin and cupboard under.

Living Room

19' 7" x 8' 8" (5.97m x 2.64m) with new wood effect tiled flooring, open fireplace, wired for wall lights, alcove shelving and cupboards.



Rear Kitchen/Dining Room



19' 7" x 8' 8" (5.97m x 2.64m) with a slate-coloured tiled floor. The Kitchen Area is fitted with an excellent range of modern units comprising of base cupboards with Formica working surfaces, matching fitted wall cupboards, stainless steel 1½ bowl single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, integrated appliances including a Lamona stainless steel oven with ceramic hob unit and cooker hood over, fridge, freezer and dish washer, part tiled walls, French doors to rear garden.



FIRST FLOOR

Landing Area

Approached via staircase from Entrance Hall with laminate flooring. Hatch to loft.

Front Double Bedroom 1





12' 9" x 9' 6" (3.89m x 2.90m) (max) with laminate flooring, large fitted wardrobe with mirror sliding doors.

Rear Double Bedroom 2



11' 9" x 10' 1" (3.58m x 3.07m) with multiple sockets, window to garden.

Front Single Bedroom 3



9' 2" x 6' 6" (2.79m x 1.98m) plus large alcove and with a built-in cupboard housing the central heating control systems, laminate flooring.

Bathroom





7' 5" x 6' 5" (2.26m x 1.96m) with a tiled floor, white suite providing a new 'P' shaped bath with shower over with shower screen, pedestal wash hand basin, low level flush toilet, heated towel rail and part tiled walls.

EXTERNALLY

To Front

Front forecourt. Side tarmacaded driveway with parking space for 2 vehicles.



To Rear.

Extended paved patio area with sleeper bed borders with mature planting and stepped up to a higher-level garden predominantly laid to lawn.





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

Mains electricity, water and drainage. Air source heat pump providing highly efficient central heating and domestic water (under floor heating to ground floor. Skirting board heating to first floor). Broadband signal area.

Council Tax Band D (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Air Source Heat Pump.

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, head north on the A487 through the village of Aberarath. After a further 2 miles you will enter the village of Llanon. On entering the village of Llanon, take the first left hand exit onto Heol y Mor and proceed down the road until you reach the entrance to Stad Craig Ddu. Turn into the estate and continue along through the main body of the estate and the property is located on the top road of the estate on the right 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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