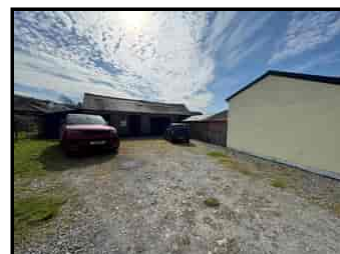


Attention Investors - Substantial three storey premises incorporating two apartments with rear garden, parking, courtyard and outbuildings. Llanon Near Aberaeron/Aberystwyth - West Wales.



Glanywerydd, Stryd Fawr, Llanon, Ceredigion. SY23 5HH.

£285,000

Ref R/4692/RD

****Attention investors**Popular village centre**Apartment building**1 bed and 3 bed apartment**Set within a spacious plot with private parking via rear courtyard**Useful range of stone outbuildings with conversion potential**In need of modernisation and refurbishment in places**Attractive victorian property with original character features**Walking distance of village amenities and beach**An unique opportunity within this favoured village**NOT TO BE MISSED****

The property is situated within the village of Llanon offering a good level of local amenities and services including primary school, village shop and post office, petrol station, fish and chip shop/takeaway, public house, hairdressers, butcher and good public transport connectivity to the larger centres of Aberaeron to the south and the University town of Aberystwyth to the north.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

The property provides excellent investment potential with ground floor 1 bed apartment benefiting from access to the rear garden area.

The first floor provides large 3-4 bedroomed accommodation across two floors.

The ground floor is currently let with a vacant apartment above.

The dwelling sits within a commodious plot with a walled private rear garden with access to rear parking courtyard from the adjoining lane, also providing access to the stone range outbuildings which we believe have potential for conversion to additional accommodation (stc).

The accommodation provides as follows -

GROUND FLOOR

Entrance Porch

Accessed via front forecourt into a communal entrance hallway.

GROUND FLOOR FLAT 1

Hallway

2' 8" x 22' 9" (0.81m x 6.93m) (max) with understairs cupboard space.

Lounge



13' 8" x 16' 4" (4.17m x 4.98m) (into bay window), Period cast iron fireplace with timber surround and tiled inserts, alcove cupboards and shelving, multiple sockets, radiator.

Bedroom 1

13' 1" x 13' 1" (3.99m x 3.99m) double bedroom, single wash hand basin, vanity unit, alcove cupboard and shelving, rear window to garden.

Bathroom

5' 8" x 5' 8" (1.73m x 1.73m) with a panelled bath with shower, w.c single wash hand basin, side window, part tiled walls, radiator.

Dining Room / Sitting Room

11' 2" x 11' 9" (3.40m x 3.58m) with a Period tiled fireplace with tile surround, side window.



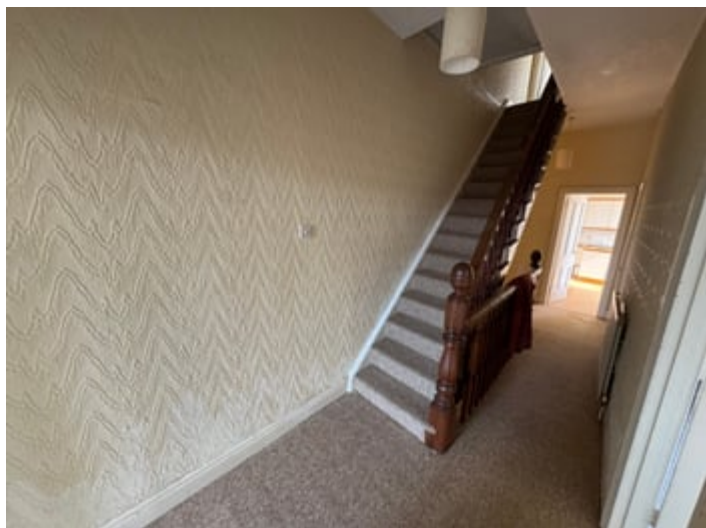
Kitchen



13' 2" x 9' 9" (4.01m x 2.97m) with range of base and wall units, wood effect worktop, space for electric cooker and fridge, sink and drainer with mixer tap, washing machine connection, external door to garden.

FIRST FLOOR FLAT 2

Landing



Accessed via the staircase from the entrance porch. Radiator.

Kitchen



8' 7" x 12' 3" (2.62m x 3.73m) with range of base and wall units, electric cooker connection with extractor over, radiator, stainless steel sink and drainer with mixer tap, plumbing for washing machine, radiator, storage cupboard, rear door and window to balcony.

Balcony

Accessible from the kitchen area with steps leading down to the garden.

Bathroom



6' 6" x 5' 6" (1.98m x 1.68m) with panelled bath with shower over, single wash hand basin, w.c. tiled walls.

Bedroom 1



13' 5" x 13' 7" (4.09m x 4.14m) a double bedroom, window to rear, radiator, multiple sockets.

Lounge

11' 4" x 16' 3" (3.45m x 4.95m) into bay window with Period fireplace with cast iron fire, tiled inserts, 2 x radiators.



Bedroom 2

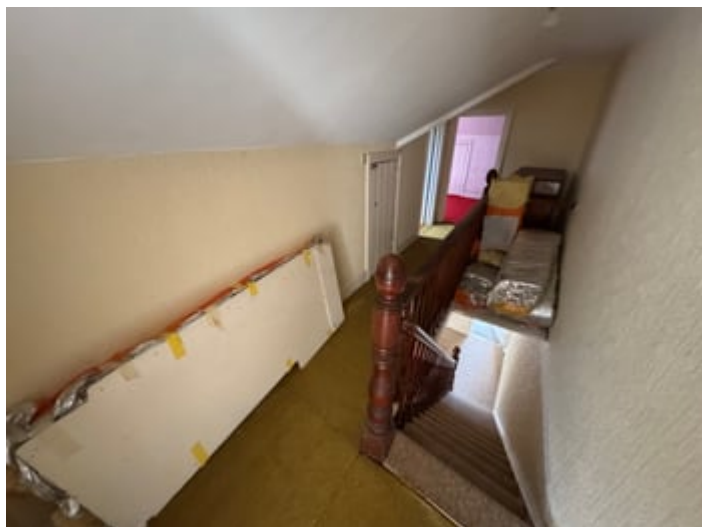


9' 3" x 8' 1" (2.82m x 2.46m) window to front, radiator, electric sockets.

SECOND FLOOR

Landing

With under eaves storage.



Bedroom 3



10' 7" x 7' 2" (3.23m x 2.18m) with under eaves storage, rear

window.

Shower Room



With corner shower, w.c. radiator.

Lounge/Kitchen

19' 9" x 17' 9" (6.02m x 5.41m) (max) being L shaped. The kitchen area has a range of base and wall units, window to front.



EXTERNALLY

To the Front

The property is approached from the adjoining A487 into a walled forecourt with decorative railings to front. Pathway to entrance porch.



To the Side

To the side of the property is a gravel driveway leading through to a rear gravel forecourt with space for 4+ vehicles to park.

To the Rear

Enclosed garden laid to lawn with access to rear courtyard.





Stone Outbuildings

Considered to have potential conversion to convert into additional accommodation (stc), of stone construction under a slated roof and split into two units viz -





Ground Floor Flat Band A (Ceredigion County Council).

Flat 2 (1st and 2nd Floor) Band A (Ceredigion County Council).

Unit 1

15' 3" x 20' 2" (4.65m x 6.15m) with double garage with double door, side window, pedestrian door to front, electric connection.

Unit 2

15' 3" x 11' 9" (4.65m x 3.58m) accessed via timber doors to front.

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

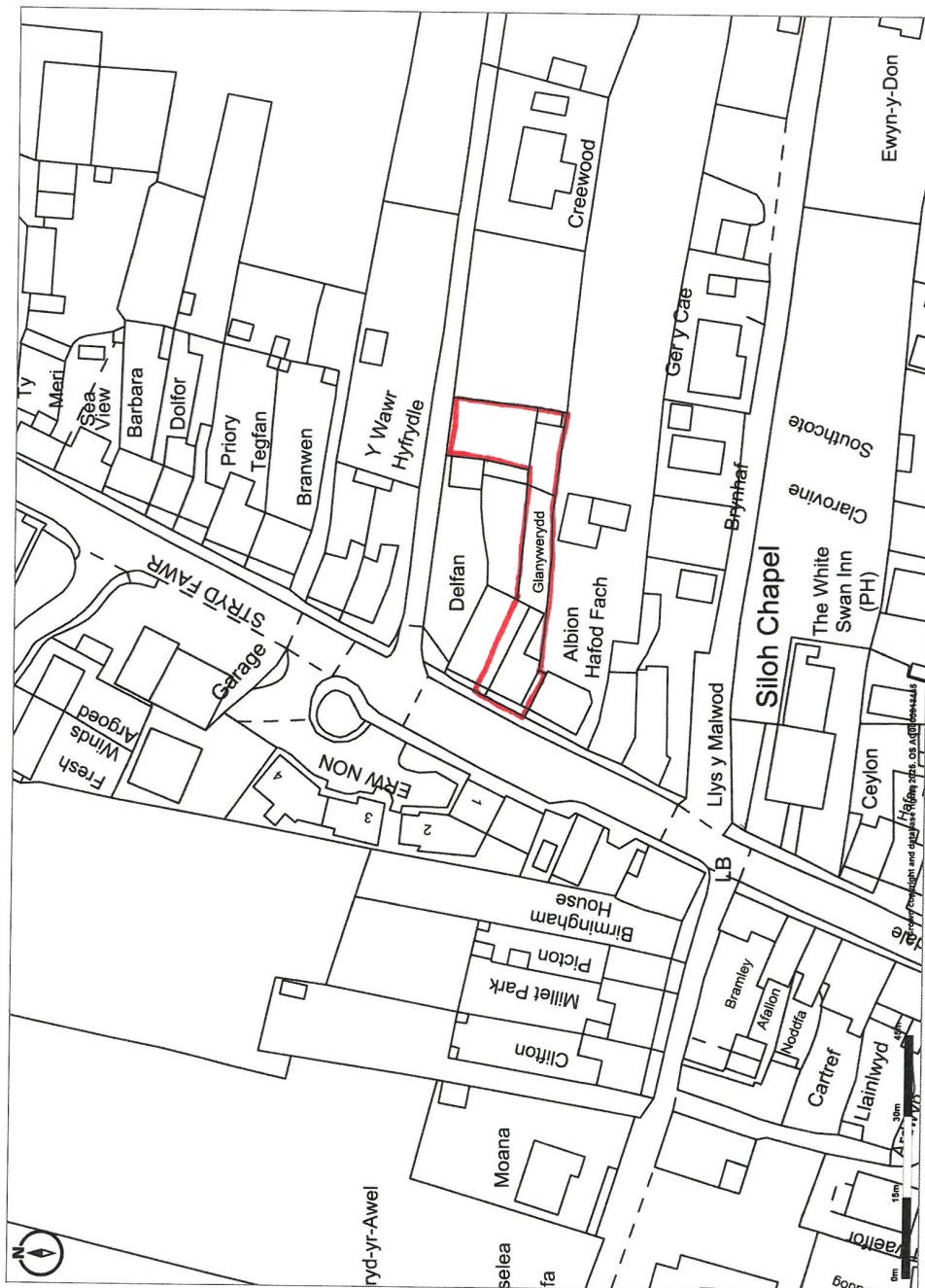
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band -



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: D (56)

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

Travelling north from Aberaeron on the A487 proceed through the village of Aberarth and after some 5 miles or so you will enter the village of Llanon, proceed through the village passing the village post office on your left and continue for a further 200 yards and Glanywerydd is located on the right hand side opposite the lay-by as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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