

Immaculately presented 3 bed detached house with low maintenance garden. Sea Views over Cardigan Bay. Coastal village of Llanon - Near Aberaeron.



Maes y Lli Bridge Street, Llanon, Ceredigion. SY23 5HA.

£205,000

Ref R/4354/ID

****Immaculately presented 3 bed detached residence**** Located in the popular coastal village of Llanon ****Low maintenance rear garden**** Superb sea views over Cardigan Bay ****Convenient village location being a level walking distance to all village amenities**** Double Glazing throughout ****Oil fired central heating**** Comfortable living accommodation ****On a bus route****

The property comprises of Ent Hall, Lounge, Kitchen/Dining Room, Utility First Floor - 3 Bedrooms and Bathroom.

The property is located within the coastal village of Llanon being situated alongside the main A487 trunk road leading from Aberaeron to Aberystwyth. The property is located within an easy walking distance to all village amenities including public house, village shop, butcher, hair dressers, places of worship, primary school and an easy access to the All Wales coastal path. The property lies some 5 miles north from the Georgian Harbour town of Aberaeron with its wider range of services and facilities including health and education and being within some 20 minutes drive of the larger Regional centre of Aberystwyth providing University, hospital and train station.



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GROUND FLOOR

Entrance Hall

Via recently installed composite door with glass inset, laminate flooring. Stairs rising to first floor.



Sitting Room

17' 5" x 11' 8" (5.31m x 3.56m) a light and 'airy' room with laminate flooring, brick feature open fireplace with TV shelf at side, 2 double panel radiators, wall lights, nice aspect to the sea in the distance.



Kitchen/Dining Room

17' 2" x 12' 1" (5.23m x 3.68m) The Kitchen area is fitted with a range of light oak fronted base and wall cupboard units with Formica working surfaces, slot in Belling stainless steel double oven with ceramic hob unit over and cooker hood, some wall cupboards with glazed doors, 1 1/2 bowl single drainer sink unit with mixer taps, part tiled walls, central heating radiator. Double glazed window to rear with sea views.



Utility Room

5' 6" x 5' 8" (1.68m x 1.73m) with plumbing for automatic washing machine and dishwasher, tiled floor and houses the Worcester Heatslave oil fired central heating combi boiler. Side exterior door.



FIRST FLOOR

Central Galleried Landing

with large built in airing cupboard with central heating radiator, window with sea views, loft ladder access to -



Useful Loft Over

27' 0" x 9' 8" (8.23m x 2.95m) overall, sloping ceilings, 5'4" maximum headroom and 2 velux windows with excellent views.

Rear Double Bedroom 1

10' 11" x 9' 10" (3.33m x 3.00m) with built in wardrobes, central heating radiator, sea views.



Front Double Bedroom 2

10' 9" x 8' 10" (3.28m x 2.69m) with central heating radiator, double glazed window to front.



Front Single Bedroom 3

11' 9" x 6' 1" (3.58m x 1.85m) with central heating radiator, double glazed window to front.



Bathroom

8' 9" x 6' 5" (2.67m x 1.96m) With a 4 piece white suite comprising of a panelled bath, pedestal wash hand basin, low level flush toilet, shower cubicle with a Triton shower unit, shaver light and point, central heating radiator.





EXTERNALLY

To the Front

Small forecourt. Shared side driveway leads to rear.



To the Rear

Easily maintained fenced in grounds which are currently laid down to gravelled and paved patio area/sitting out area with cedarwood garden shed. Currently a small parking space but this could be enlarged into part of the sitting out area.

Also access to a Cellar Room beneath the house - suitable for storage only.

Outside Oil Storage tank.





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.

TENURE

The property is of Freehold Tenure.

Services

We are informed that the property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating. Fibre Optic Broadband.

Council Tax Band D - (Ceredigion County Council).

Directions

From Aberaeron proceed North East on the A487 coast road for some 4 Miles to the village of Llanon. As you reach the village you will see a Butcher shop on the right hand side and this property is located opposite the road identified by the Agents For Sale board.



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

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