

*3 bed semi-detached bungalow. Set in 0.3 acres with useful outbuilding overlooking Cardigan Bay.  
Llanon. Near Aberaeron/Aberystwyth. West Wales.*



**Marion Cottage, Llanon, Ceredigion, Wales. SY23 5HW.**

**£320,000**

**R/4225/RD**

**\*\* Semi-detached 3 bedroom bungalow \*\* Set within 0.3 acres \*\* Useful outbuilding \* Large forecourt \*\* Private garden areas \*\*  
Walking distance to beach \*\* Overlooking Cardigan Bay \*\* In need of modernisation in places \*\* Deceptively spacious  
accommodation and plot \*\* Easy walking distance to village amenities \*\* A unique opportunity within this favoured coastal village  
not to be missed \*\***

The property is situated along Stryd yr Eglwys in Llanon, Ceredigion. The village offers a good level of local amenities and services including primary school, petrol station, fish and chip shop, village shop and post office, public houses and excellent public transport connectivity. The property lies some 5 minutes drive from the Georgian harbour town of Aberaeron with a wider range of local amenities and services including secondary school, community health centre, leisure centre and local cafes, bars and restaurants. The university town of Aberystwyth is some 20 minutes drive to the north offering a wider range of local amenities including regional hospital, Network Rail connections, retail parks and large scale employment opportunities.



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## THE ACCOMMODATION

### Front Porch

accessed via uPVC glass panel door, side window, tiled flooring. Glass door into:



### Lounge/Dining Room

15' 2" x 25' 3" (4.62m x 7.70m) being open plan with feature stone fireplace and surround, TV point, window to front, 2 x radiator, tongue and groove panelling to ceiling



### Inner Hallway

with storage cupboard, radiator.



### Rear Bedroom 1

12' 5" x 11' 3" (3.78m x 3.43m) double bedroom, window to rear forecourt with distant sea views, fitted cupboard, radiator, multiple sockets.



### Bathroom

a light blue suite including panel bath, single wash hand basin, corner tiled shower, WC, side window, fully tiled walls.

### Rear Bedroom 2

8' 6" x 11' 7" (2.59m x 3.53m) double bedroom, window to

rear, multiple sockets, radiator, fitted cupboards, TV point.



### Kitchen

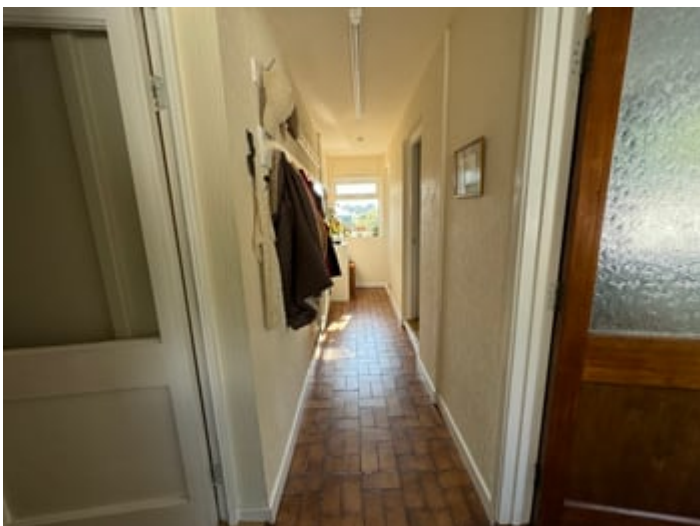
12' 3" x 12' 2" (3.73m x 3.71m) located to the front of the property with a range of base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, dual aspect windows to front and side, tiled flooring, electric hobs with extractor over, half tiled walls, Hotpoint oven and grill. Stair ladder access to loft.





### Rear Hallway

with glass panel door to front, window to rear, radiator, tiled flooring.



### Bedroom 3/Potential Study

double bedroom, window to front, radiator, tiled flooring.



### Utility Room

12' 6" x 6' 7" (3.81m x 2.01m) with a range of base units, washing machine connection, wood effect vinyl flooring.



### WC

WC, side window.

### EXTERNALLY

The property fronts onto Stryd yr Eglwys with pedestrian access into the front porch and vehicular access to the side of the property leading to a large tarmacadam forecourt.

To the side of the main house is a:



### Craft Room

11' 5" x 21' 5" (3.48m x 6.53m) block built under a tiled roof, dual aspect windows to side and rear overlooking garden, electric heater, multiple sockets.

### Garden.

To the side of the main entrance is an extended garden area with an array of mature planting, flower beds, water feature, monkey tree and post and rail fencing boundary to the main road.



### Glasshouse

12' 0" x 10' 0" (3.66m x 3.05m) aluminium glasshouse under a block plinth.



### Outbuilding

Tarmacadam forecourt running along the rear of the property and leading to a large outbuilding which is split into numerous sections generally used as a workshop and garage space with one section being block construction under a zinc roof with concrete base and 2 windows and steel doors to front. Extending off the side of this block built building is a timber frame zinc clad building which wraps in an 'L' shaped fashion around the original workshop area providing access to the extended rear garden area. Internally the accommodation of the outbuilding provides as follows:





**Workshop**

18' 8" x 31' 2" (5.69m x 9.50m) with concrete base, connecting door into:



**Section 2**

13' 2" x 47' 3" (4.01m x 14.40m) with sliding steel door to front, concrete base, electric connection, side window with views over the adjoining fields.





### Section 3

20' 0" x 13' 6" (6.10m x 4.11m) with concrete base, windows and doors to rear garden.



### Side Lean-To

currently used as a wood store and potting shed.

### Extended Rear Garden

fully private garden space with an array of raised flower beds and vegetable beds with connecting concrete footpaths leading back from the side of the main outbuilding to the

tarmacadam forecourt to the rear of the house.



### 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.



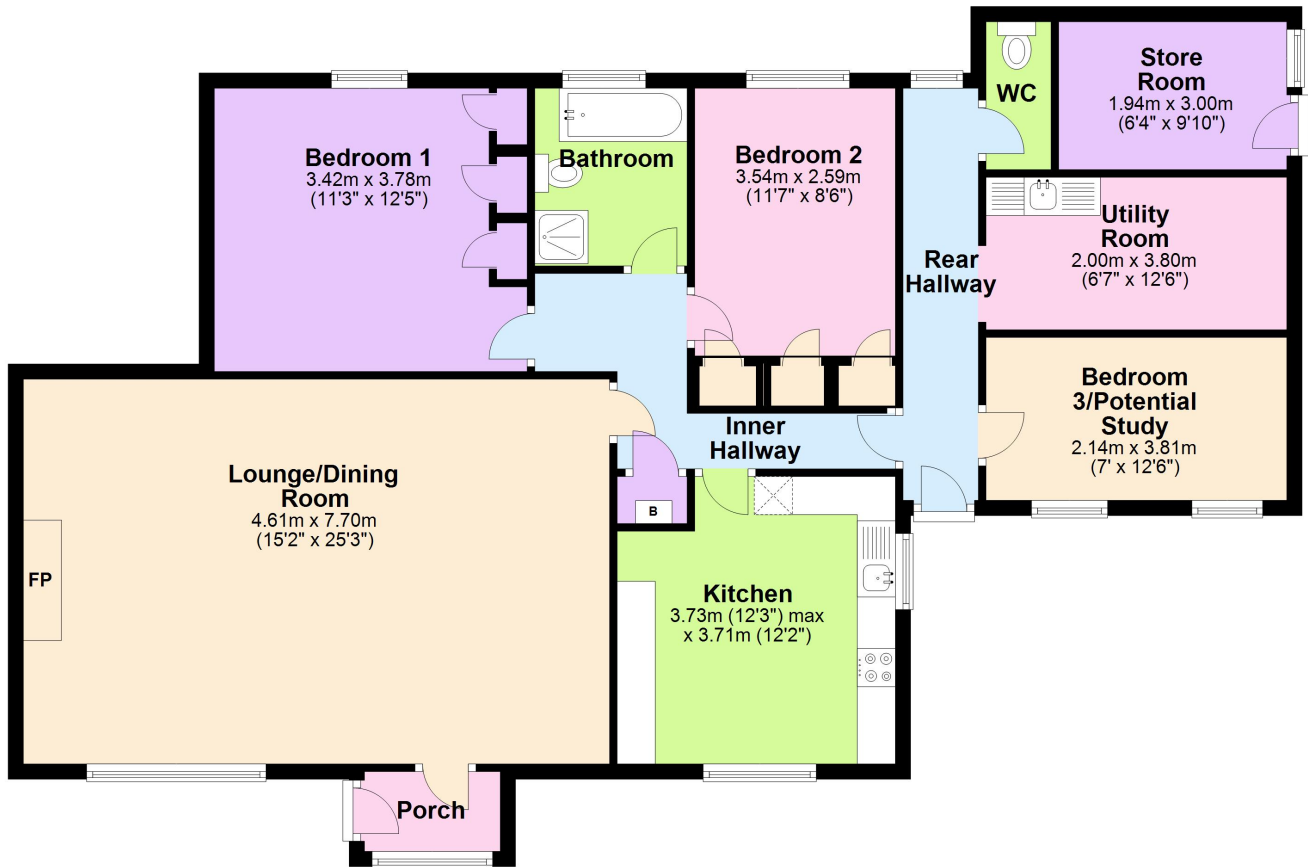
## **Services**

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

Council Tax Band C.

Tenure - freehold.

## Ground Floor



Total area: approx. 124.9 sq. metres (1344.6 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Marion Cottag, Llanon**

## MATERIAL INFORMATION

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**Council Tax:** Band C

**Council Tax:** Rate 1203

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** D (60)

**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

Heading north from Aberaeron along the A487 proceed through the village of Aberarth and after a further 3 miles you will enter the village of Llanon. On entering the village, proceed over the bridge and opposite the butchers bear left onto Stryd yr Eglwys. Continue along this road for approximately ½ mile and having passed Stryd Neuadd on your right the property is located on the left hand side as identified by the Agents for sale board on route to Llansantffraid.

### Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92+) <b>A</b>                                     |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   | <b>77</b> |
| (55-68) <b>D</b>                                   | <b>60</b>   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC  |           |

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

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