

***COASTAL GEM! A most attractive 3 bedroom modern detached bungalow completed to a high standard. Llanon, near Aberaeron, West Wales.***



**2 Clos Cwm Peris, Llanon, Ceredigion. SY23 5JD.**

**£360,000**

**R/4949/ID**

**\*\* A most attractive, three bedroom, one en-suite detached bungalow \*\* Located in the sought after coastal village of Llanon, Nr Aberaeron \*\* High quality fixtures and fittings throughout \*\* Many added extras \*\* Air source underfloor heating for high efficiency and high insulative qualities \*\* Views over the Cardigan Bay coastline \*\* Modern kitchen & bathroom \*\* Excellent standard of living space \*\* Walking distance to village amenities and bus stop \*\* Sought after development site \*\***

The property comprises of - Entrance Hall, Open Plan Kitchen, Lounge & Dining Room, Bathroom, 2 Double Bedrooms (1 en-suite), 1 Single Bedroom.

The property is situated on the fringes of the coastal village of Llanon being on the A487 coast road offering a good level of local facilities and services including primary school, village shop, Post Office, public house & restaurant, village petrol station and good public transport connectivity. The Georgian harbour town of Aberaeron is a 10 minute drive to the south with its excellent local cafes, bars, restaurants, traditional high street offerings, secondary school, local health centre and famous harbour. The larger town of Aberystwyth is a 20 minute drive to the north with a wider range of amenities and services including a regional hospital, university, Network Rail connection, larger supermarkets, retail parks and large scale employment opportunities.



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## THE ACCOMMODATION

### Entrance Hall/Passageway

17' 5" x 14' 5" (5.31m x 4.39m) with half glazed composite door, LVT flooring, door into cupboard housing the pressurised water system and double doors into the cupboard housing the automatic washing machine and space for tumble dryer.



### Open Plan Kitchen/Dining /Lounge Area

11' 3" x 28' 6" (3.43m x 8.69m) max. A most attractive open plan space with a kitchen comprising of a good quality range of base cupboard units with oak working surfaces above, integrated appliances including a tall fridge/freezer, dishwasher, electric oven, double deep pan draws, inset 1 1/2 drainer sink, NEF 4 ring induction hob with NEF extractor hood above. Wall lights, spotlights to ceiling, double glazed

window to front, pendant hanging lights over the dining table which leads onto the Lounge area with patio doors to rear garden, LVT flooring and TV point.







### Principal Bedroom 1

10' 8" x 13' 9" (3.25m x 4.19m). A sizable room with mirrored wardrobes, double glazed window to rear, wall reading lights, LVT flooring and door leading to -



### Bathroom

4' 8" x 8' 3" (1.42m x 2.51m). A modern white suite comprising of a panelled bath with shower above, vanity unit with inset wash-hand basin, dual flush WC, LVT flooring, light tunnel, tiled walls.



### En-suite

8' 3" x 4' 5" (2.51m x 1.35m) with a modern white suite comprising of a walk in shower with mains shower above, vanity unit with inset wash-hand basin, dual flush WC, tiled walls, LVT flooring, frosted window to rear, extractor fan.



### Front Double Bedroom 2

13' 3" x 10' 6" (4.04m x 3.20m) max. Double glazed window to front, LVT flooring, access hatch to -



### Loft

Half boarded and insulated with loft ladder,

### Front Bedroom 3

9' 3" x 7' 6" (2.82m x 2.29m) with double glazed window to front, LVT flooring.



## EXTERNALLY

### To the front -

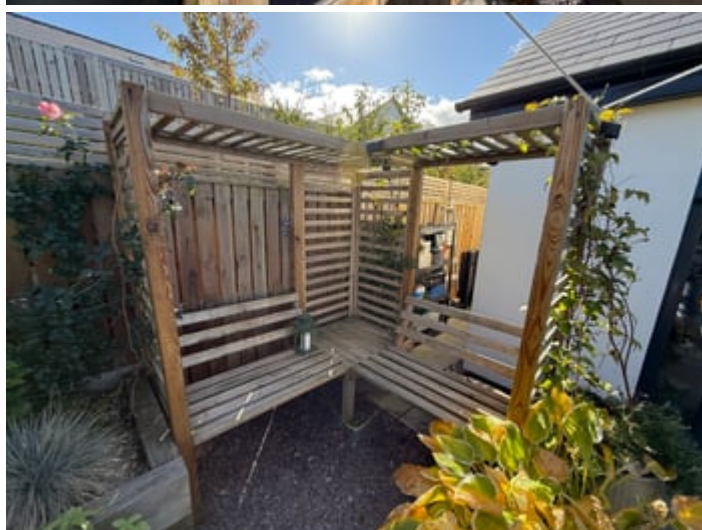
The property is approached from the estate road onto a paved parking area with space for private parking for 3 vehicles. Front forecourt with feature rockery and pathways to both sides leading -



### To the rear -

A most attractive rear garden, laid mostly to slabs with feature sleeper flower beds, pergola, timber storage shed with timber greenhouse. An extremely productive rear garden and place to enjoy the sun.





## 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 ARRANGEMENTS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –

[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK

Page - [www.facebook.com/morgananddavies](https://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**

We are advised the property benefits from mains water,  
electricity and drainage. Underfloor air source heating system.

Tenure : Freehold

Council Tax Band : D

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Off Street. 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.

**EPC Rating:** B (86)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

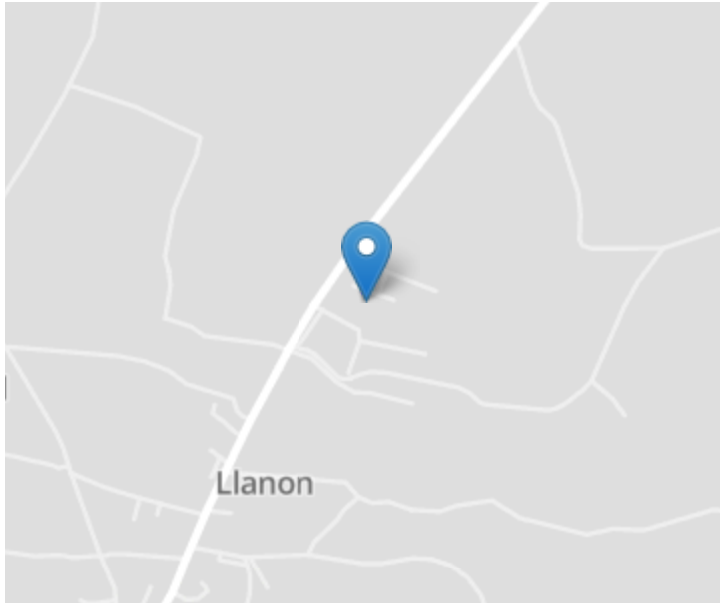
**Any risk of coastal erosion?** No

**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 on a A487 coast road through the village of Aberarth and into the village of Llanon. Continue through the village and as you leave the village you will see the entrance for Ffordd Porthbach on the right hand side. Continue into the estate taking the first right hand junction onto Clos Cwm Peris and then continue around to the left hand side and the bungalow will be the second property on the left.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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