

Delightful 3 Bed Grade II Listed Character Cottage. Located In The Popular Coastal Village of Llanon, 4 Miles Aberaeron.



Dolfor, Stryd Fawr, Llanon, Ceredigion. SY23 5HJ.

£169,950

R/4604/ID

**** Stone built Grade II listed character cottage ** 3 bedroom accommodation ** Oil fired central heating ** Attractive rear garden ** Popular coastal village community ** Convenient to all amenities ** Double glazing ** 10 minutes walk sea front ** 4 miles Aberaeron ** 12 miles University town of Aberystwyth ****

A cottage, which in 2008/2009 underwent considerable refurbishment and upgrading of the accommodation together also with a new roof. Provides comfortable 'cosy' accommodation, more particularly providing : Entrance Hall, 2 Reception Rooms, Downstairs Shower Room and Toilet, Kitchen, Large Useful Cellar. To the First Floor : 2 Double Bedrooms, 1 Single Bedroom. Externally - Walled forecourt, pleasant rear lawned garden and decking area. Garden Shed.

Conveniently positioned on a bus route within the village community of Llanon which offers a good range of local amenities including shop, Post Office, primary school, pub and places of worship. A 10 minutes walk from the sea front at Llansantffraed. Only 4 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 12 miles from the coastal university and administrative centre of Aberystwyth.



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GROUND FLOOR

Entrance Hall

With solid panelled entrance door, central heating radiator.



Front Reception Room

11' 4" x 11' 1" (3.45m x 3.38m) (average) plus alcove with a stone feature ornamental fireplace, central heating radiator, double glazed sash window to front.



Rear Sitting Room/Dining Room

13' 3" x 11' 1" (4.04m x 3.38m) with a brick feature fireplace, exposed original ceiling beams, central heating radiator, sash window to rear.



Inner Hallway

Leading to -

Kitchen

11' 3" x 8' 1" (3.43m x 2.46m) fitted with a range of base and wall cupboard units with Formica working surfaces, stainless

steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, partly tiled walls. Houses the Worcester Green Star oil fired central heating combination boiler. Rear exterior door.



Shower Room

7' 9" x 6' 7" (2.36m x 2.01m) with a corner shower cubicle with a curved shower door, low level flush WC, pedestal wash hand basin.



Original Stair

Which descends to a -

Useful Sized Cellar

With good headroom, original cobbled floors, divided into two sections over 20ft in total length by approximately 11ft width. Coal chute from forecourt.

FIRST FLOOR

Central Landing

Approached via staircase from the entrance hall. Central heating radiator. Vertical blinds to window, hatch to Loft.



Front Double Bedroom 1

12' 8" x 9' 6" (3.86m x 2.90m) with central heating radiator, sash window to front with sea views.



Rear Double Bedroom 2

10' 10" x 10' 1" (3.30m x 3.07m) with vertical blinds to rear window overlooking garden.



Front Single Bedroom 3

10' 1" x 5' 8" (3.07m x 1.73m) with central heating radiator, sash window to front with sea views.



EXTERNALLY

To the Front

Walled forecourt.



At the rear -

Attractive rear garden mostly laid to lawn with cedar wood garden shed, stone wall and mature hedge rows.



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Services

We are advised the property benefits from mains electricity, water & drainage. Oil fired central heating.

Tenure - Freehold.

Council Tax Band - B (Ceredigion County Council)

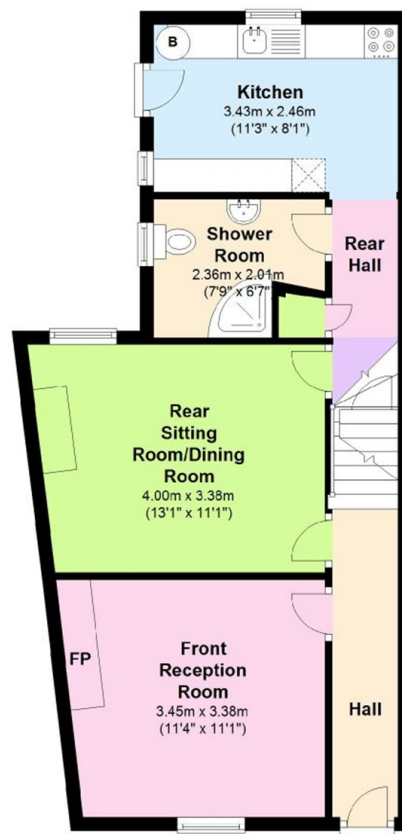
MONEY LAUNDERING REGULATIONS

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.

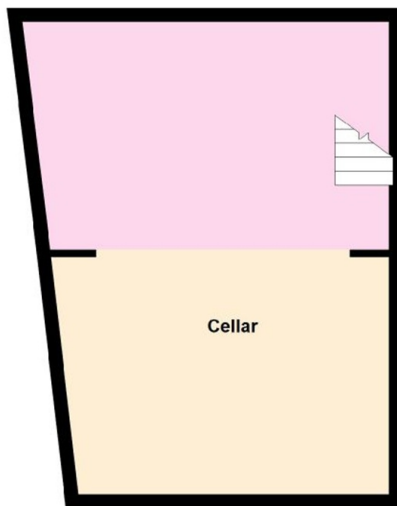
VIEWING ARRANGMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

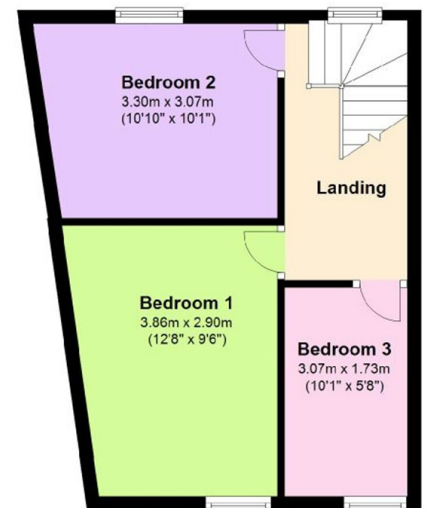
Ground Floor



Basement



First Floor



The Floor plans are for guidance only.
Plan produced using PlanUp.

Dolfor, Llanon

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (54)

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? Yes

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

At the village of Llanon travelling north from Aberaeron towards Aberystwyth. Drive through the centre of the village passing the village shop on the left hand side then further on you will see a car sales garage (Alan Hopkins) on the left and opposite you will see the property identified by the Agents 'For Sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(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 :

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