

Attention 1st time buyers ! 3 Bed semi detached property in the sought after coastal village of Llanon Near Aberaeron - West Wales.



5 Cylch Peris, Llanon, Ceredigion. SY23 5HN.

£195,000

Ref R/4288/ID

****Attention 1st time buyers/investors !**Great Opportunity to get your foot on the ladder**3 bed semi detached residence**Set in a spacious corner plot**Located in the sought after coastal village of Llanon**Only 3 miles from Aberaeron**Views to the sea**UPVC Double Glazing**No onward chain**Walking distance to all village amenities**On a bus route****

The property comprises of Ent Hall, Front Lounge, Kitchen/Dining, Rear Porch. First Floor - 2 Double Bedrooms, 1 Single Bedroom, Bathroom.

Located on the popular residential estate of the fringes of the Cardigan Bay coastal village of Llanon and being on a bus route. The village offers general store, post office, chip shop, butchers, hairdressers, public house, primary school and places of worship. The property lies some 5 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of schooling and shopping facilities and some 12 miles south of the University and Administrative Centre of Aberystwyth with its larger range of amenities and access to National rail network.



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GROUND FLOOR

Entrance Hall

6' 2" x 12' 8" (1.88m x 3.86m) via half glazed upvc door, double glazed window to front, stairs rising to floor. Electric heater. Door into -



Front Lounge

12' 7" x 12' 9" (3.84m x 3.89m) with double glazed window to front, fireplace with hearth, dado rail, electric heater, TV point.



Kitchen/Dining Room

11' 7" x 16' 1" (3.53m x 4.90m) range of fitted base and wall cupboard units, formica working surfaces above, single stainless steel drainer sink, electric cooker point, plumbing for automatic washing machine, double glazed window to rear, central heating radiator, open fireplace with tiled surround and hearth. Door into walk in pantry.





Rear Porch

9' 3" x 3' 4" (2.82m x 1.02m) with external door into -

Store Room 1

5' 6" x 5' 5" (1.68m x 1.65m) with electricity connected.

Store Room 2

5' 6" x 4' 3" (1.68m x 1.30m) with electricity connected.

FIRST FLOOR

Central Landing

With double glazed window to side with views to the sea.
Access to loft.

Front Double Bedroom 1

12' 8" x 11' 5" (3.86m x 3.48m) with large double glazed window to front, electric heater, fireplace with tiled surround.



Rear Double Bedroom 2

10' 0" x 11' 4" (3.05m x 3.45m) with double glazed window to rear.





Front Bedroom 3

7' 8" x 9' 0" (2.34m x 2.74m) with double glazed window to front.

Bathroom

5' 9" x 7' 8" (1.75m x 2.34m) having a 3 piece white suite comprising of a disabled friendly walk in shower cubicle with Triton electric shower above, vanity unit wash hand basin, low level flush w.c. half tiled walls, cupboard housing a recently installed insulated water tank.



EXTERNALLY

The Grounds

The property is situated on one of the most spacious plots on this estate, mostly laid to lawns with mature flowers and shrubs. Side garden leads to the rear of the property.



To the Front

Front forecourt with pathway to front door.



TENURE

The property is of Freehold Tenure.

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.

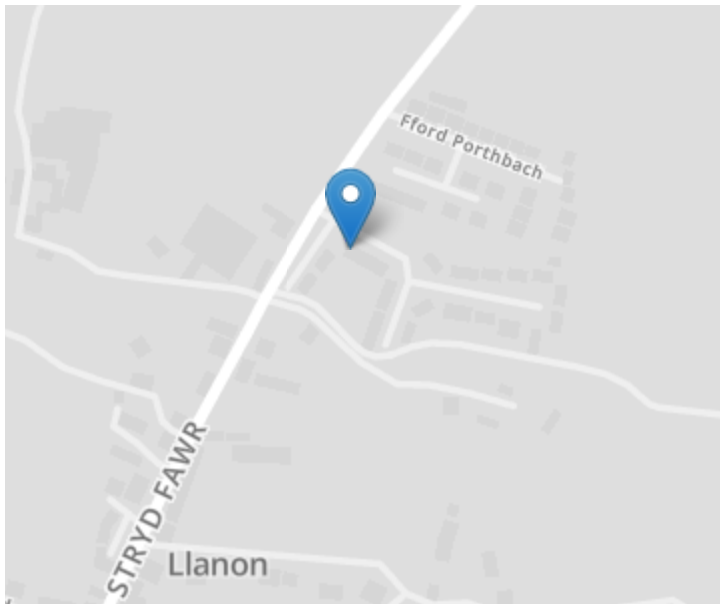
Services

Mains Electricity, Water and Drainage. Recently installed electric heating system.

Council Tax Band C (Ceredigion County Council)

Directions

From Aberaeron proceed North East on the A487 coast road to the village of Llanon. Drive through the village and as you leave the village Cylch Peris will be the second to last estate on your right hand side. Drive into the estate and you will see the property as the first property on the right hand side as identified by the Agents for sale board.



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

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