# Estate Agents – Property Advisers –Auctioneers

**MORGAN & DAVIES**

"THE PROPERTY PROFESSIONALS"

Regulated by:

RICS

Since 1989

*A Gorgeous Character Cottage in a popular coastal village location. 10 mins walk to sea.*



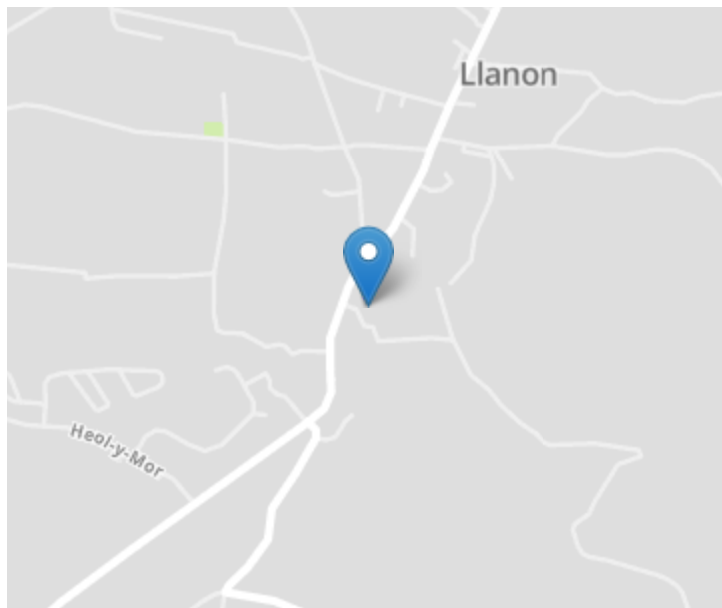## Golwg-yr-Afon Heol Non, Llanon, Ceredigion. SY23 5HD.

### Ref R/3701/DD

### £169,950

**A most charming and delightful Grade II Listed Cottage**2 Beds**Walled Forecourt**Level walking distance to a good range of village amenities**Sympathetically refurbished and modernised to provide most comfortable accommodation with a host of charming traditional features**

The Accommodation currently used as a holiday letting cottage business provides - An Open Plan Living/Kitchen/Dining Room, Master Bedroom with En Suite Cloak Room. Further Bedroom. Main Bathroom. Storage Area/Hall. Front forecourt. No Garden. Electric central heating with traditional hot water radiators.

*A MUST VIEW PROPERTY*

In a quiet location amongst a cluster of Period properties adjacent to a No Through Council maintained road. Less than 200 yards from the main A487 coast road and an easy walk to a good range of village amenities which includes shop, post office, primary school, pub/eating house, fish and chip shop, butcher shop, bus stop etc. 10 minutes walk from the sea front at Llansantffraid and the All Wales coastal path. 4 miles from the Georgian Harbour town of Aberaeron. 12 Miles University town of Aberystwyth.

**ABERAERON**
4 MARKET STREET, ABERAERON, CEREDIGION SA46 0AS
TEL: 01545 571 600  FAX: 01545 571 770
E-mail: aberaeron@morgananddavies.co.uk

www.morgananddavies.co.uk

**LAMPETER**
12 HARFORD SQUARE, LAMPETER, CEREDIGION SA48 7DT
TEL: 01570 423 623  FAX: 01570 421 512
E-mail: lampeter@morgananddavies.co.uk

## Open Plan Living/Kitchen/Dining Room

23' 3" x 16' 2" (7.09m x 4.93m) max with a stable door to front entrance, solid Oak flooring, exposed original ceiling beams and painted stone walls. Front aspect window with window shutters, central heating radiator. Corner fitted TV cabinet. Fireplace housing a wood burning stove. Kitchen area has a range of fitted units to two walls providing base cupboards with oak worktops, matching fitted wall cupboards, Belfast sink with mixer taps and side enamel drainer. Integrated stainless steel oven with ceramic hob unit and hood, fridge and automatic washing machine, part tiled walls. Built in airing cupboard which houses the Aztec electric central heating boiler heating traditional hot water radiators.

## Bathroom

7' 0" x 5' 5" (2.13m x 1.65m) With a tiled floor, walls panelled to dado level having a Victorian style roll top bath on ball and claw feet with telephone hand set shower unit, pedestal wash hand basin, heated towel rail, rear aspect window.

## Rear Bedroom 2

13' 8" x 8' 0" (4.17m x 2.44m) with small rear aspect window, walls in painted stonework, exposed original ceiling beams, central heating radiator. Door through to –





## Front Bedroom 1

15' 8" x 7' 7" (4.78m x 2.31m) with central heating radiator, front aspect window with window shutters. Walls in painted stone work, exposed ceiling beams, central heating radiator.

## Cloak Room/Separate W.C.



Which has a tiled floor, walls in painted stonework, wall mounted wash hand basin, flush toilet. Door through to –

## Side Hallway/Utility Area

9' 7" x 4' 6" (2.92m x 1.37m) with front exterior door and central heating radiator.



## EXTERNALLY

### To the front.

Original walled forecourt. There is no garden or private parking.
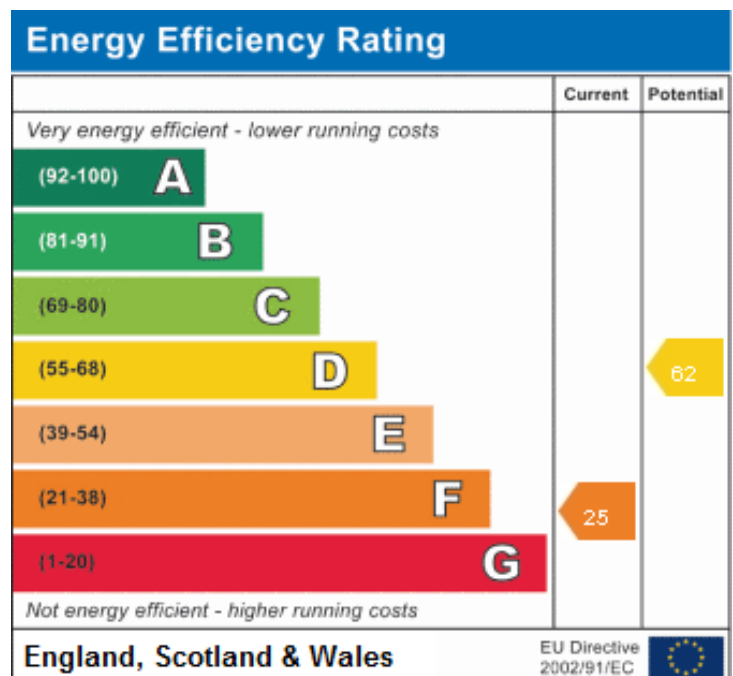


## TENURE

We are informed the property is of Freehold Tenure.

## Services

We are informed the property benefits from connection to mains electricity, water and drainage. Aztec electric boiler to heat traditional radiators.
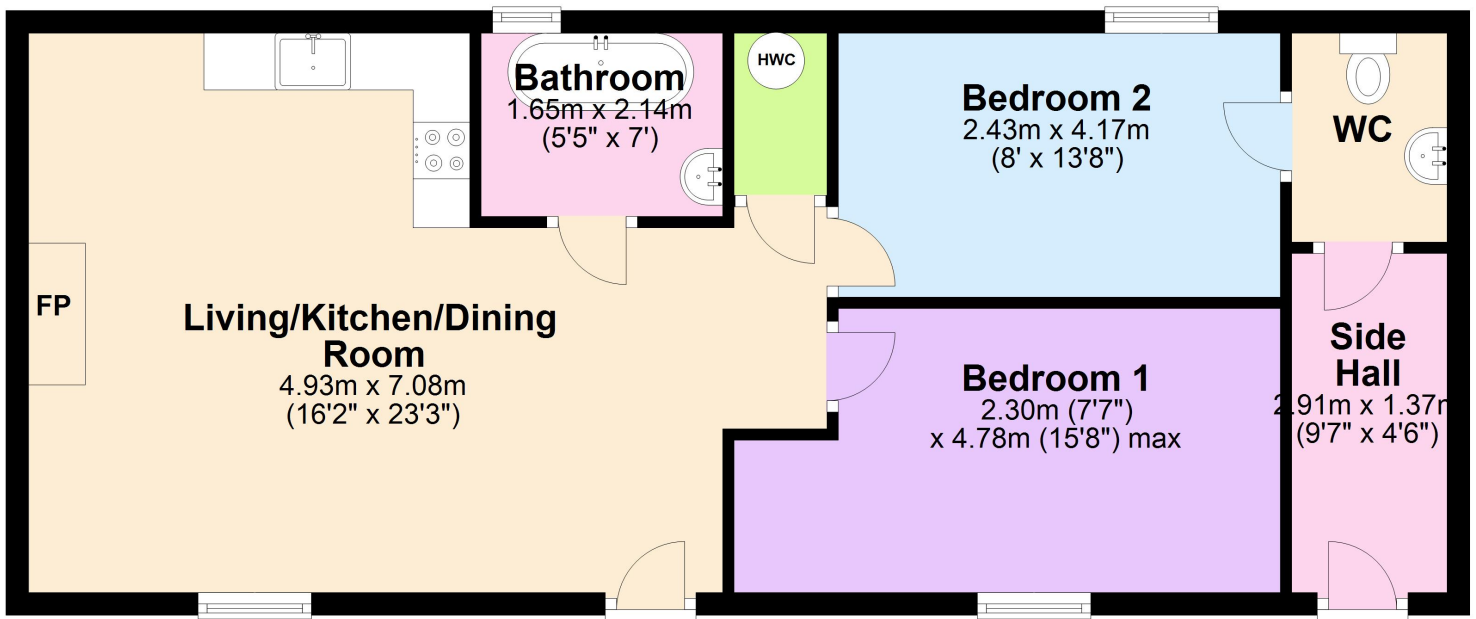
## Directions

From Aberaeron take the A487 coast road north. Continue through the village of Aberarth proceeding into Llanon around a left hand bend passing the former bakery on your left, take the next right hand turning into Heol y Non. Continue around to a small square where Golwg yr Afon can be found on the left hand side.

# Ground Floor

Approx. 61.8 sq. metres (665.4 sq. feet)

**Bathroom**
1.65m x 2.14m
(5'5" x 7')

HWC

**Bedroom 2**
2.43m x 4.17m
(8' x 13'8")

**WC**

FP

**Living/Kitchen/Dining Room**
4.93m x 7.08m
(16'2" x 23'3")

**Bedroom 1**
2.30m (7'7")
x 4.78m (15'8") max

**Side Hall**
2.91m x 1.37m
(9'7" x 4'6")

Total area: approx. 61.8 sq. metres (665.4 sq. feet)

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

**Golwg-yr-Afon, Heol Non, Llanon**