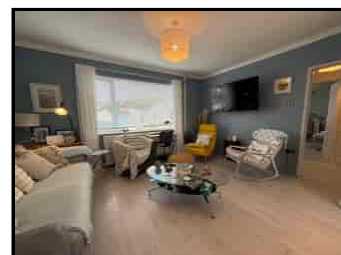


*Simply sublime 2 bedroom coastal bungalow in the popular seaside hamlet of Llansantffraid, Llanon.*



**Brynarfor, Llansantffraid, Llanon, Ceredigion. SY23 5HS.**

**£285,000**

**Ref R/5007/ID**

**\*\*Simply sublime 2 bed coastal residence\*\*** Located in the quaint seaside hamlet of Llansantffraid near Llanon **\*\*Picturesque sea views over Cardigan Bay\*\*** Recently renovated to a high standard **\*\*Air source heating system and new double glazing throughout\*\*** 2 minute walk to the beach and access to the coastal path, ideal for walkers and dog owners **\*\*No onward chain\*\*** **MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED\*\***

The accommodation provides - entrance hall, open plan lounge/kitchen/dining room, 2 double bedrooms and shower room.

Located at Llansantffraid, a small hamlet near to the village community of Llanon. Llanon lies on the A487 coast road and offers a good range of local amenities including shops, post office, primary school, public house, places of worship and bus route. The Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities lies within some 5 Miles distance and the coastal University and Administrative Centre of Aberystwyth is some 13 miles to the north



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## THE ACCOMMODATION

### Front Vestibule

via new composite door with glazed panel, coremat, glazed inner door through to -

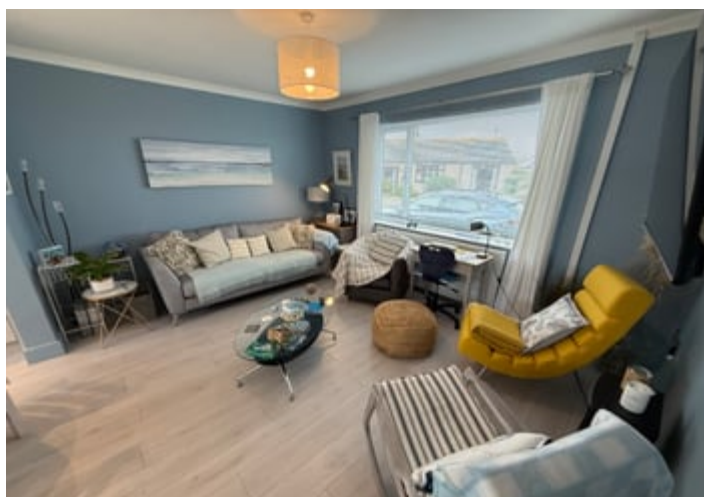


### Reception Hall

10' 6" x 7' 0" (3.20m x 2.13m) being L shaped with LVT flooring, modern vertical radiator, access hatch to loft with fitted retractable loft ladder, cupboard housing the Valliant hot water cylinder. Doors into -

### Open Plan Kitchen/Lounge/Dining Area

14' 5" x 22' 0" (4.39m x 6.71m) overall, a light open and social room with the lounge area to the front with large double glazed window to fore with glorious sea views, tv point, central heating radiator, LVT flooring that runs into the



### Kitchen Area

Which comprises of a modern base and wall cupboard units with quartz working surfaces above, inset stainless drainer sink, Hotpoint electric oven and grill, 4 ring induction hob with extractor above, slimline dishwasher, double glazed window to front, vertical radiator, space for fridge freezer, plumbing for automatic washing machine, spot lights to ceiling. Glazed door to rear and space for dining table.





## Front Double Bedroom 1

9' 5" x 11' 9" (2.87m x 3.58m) with double glazed window to front with sea views, radiator, LVT flooring.



## Rear Double Bedroom 2

9' 5" x 11' 7" (2.87m x 3.53m) 11' 8" x 9' 5" (3.56m x 2.87m) Double glazed window to rear, LVT flooring, tv point.







## EXTERNALLY

### To the Front

Large private tarmac driveway with ample private parking space for 4+ cars.

Gate to side leading to the rear.



### At the rear

A low maintenance enclosed rear garden ideal for pets. Comprising of a pleasant sitting out area, patio laid to slabs and a gravelled area. The Valliant air source pump is located to the rear of the property.







### Summerhouse

8' 2" x 16' 5" (2.49m x 5.00m) A recently erected summer house with power connected (30 AMP power supply). A great space for a workshop, home office, home gym.



### Detached Single Garage

of concrete sectional construction with an electric automatic up and over door.

### Sunset



Between the months of April and September, you can enjoy magnificent sunsets from the comfort of your own lounge.

A short distance from the property is the All Wales coastal footpath which is ideal for those who enjoy walking. Also plenty of space for dog owners to exercise their pets. A dog owners heaven !

### 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

### 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

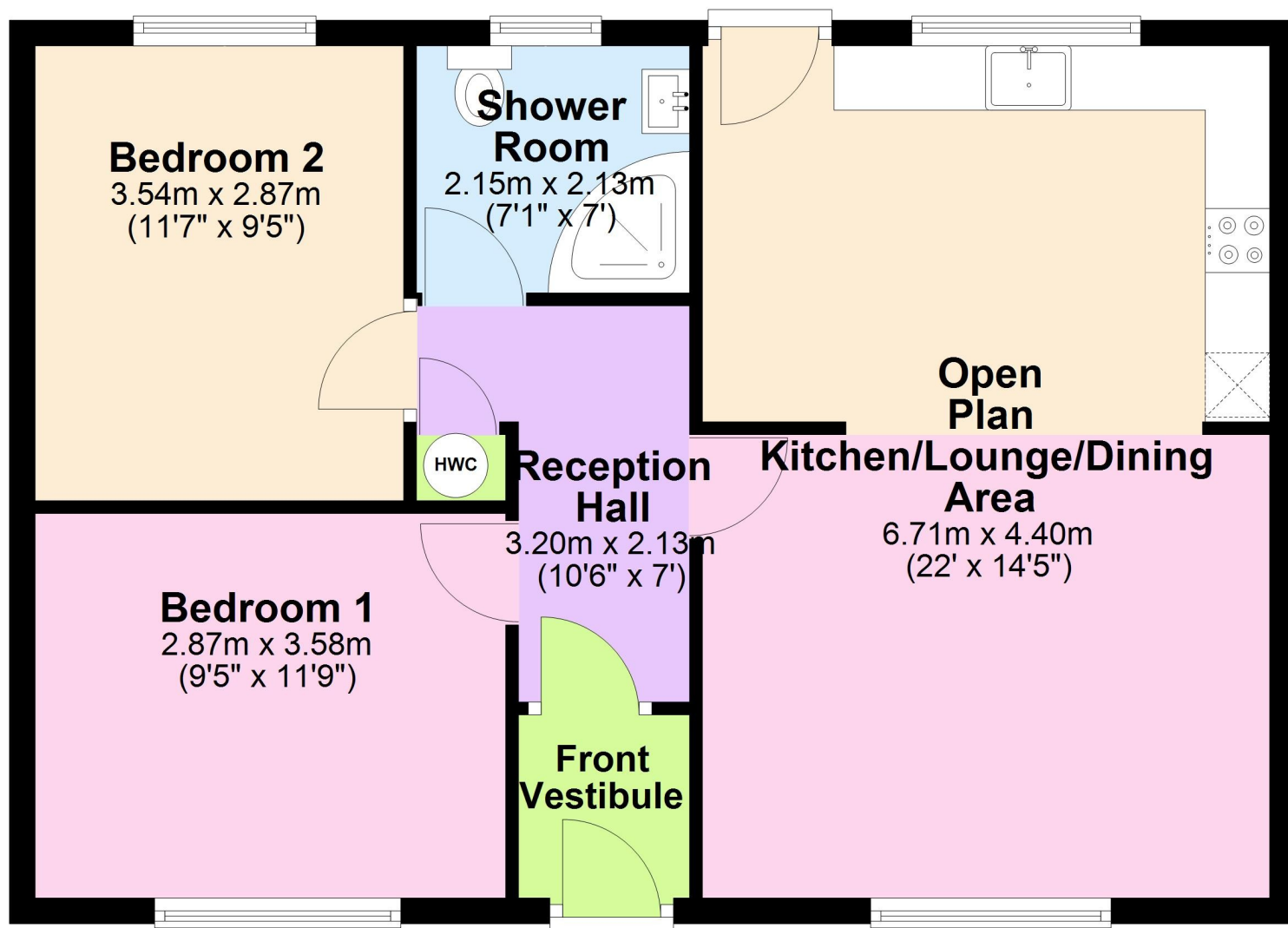
Mains electricity, water and drainage. Valliant air source heat pump. New Double Glazing throughout. Telephone subject to transfer regulations.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

## Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



Total area: approx. 63.8 sq. metres (686.6 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Brynarfor, Heol Yr Esgob, Llanon**

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Garage. 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:** C (70)

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

**Flooding Sources:**

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

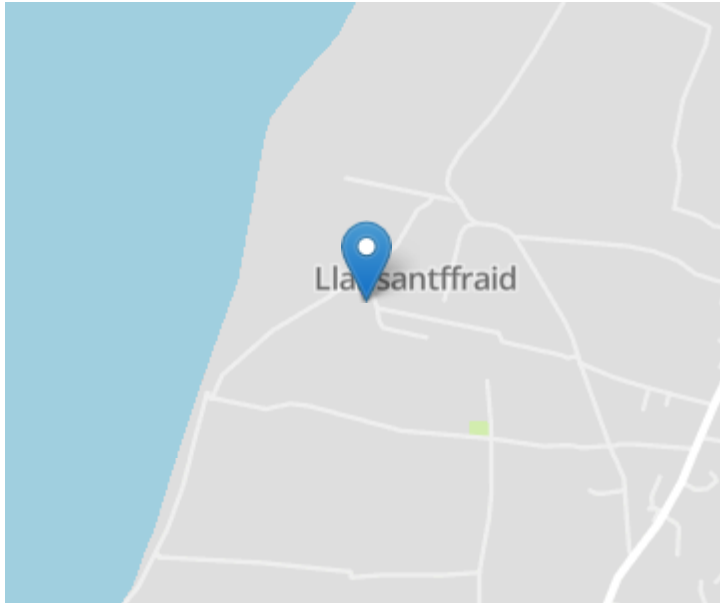
**Any risk of coastal erosion?** No

**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 East on the A487 coast road to the village of Llanon. As you enter the village of Llanon encountering a left hand bend you will see a Butcher shop on the right hand side, take the next left fork turning towards Llanfantffraid. Follow this road for 1/2 a mile until you come to a double bend and you will see a church in front of you. Bear left and then immediately left into Heol Yr Esgob. Proceed up this lane passing various stone cottages until the road then opens out and you will see the sea on the right hand side and the entrance to Albion Fields on the left. As you enter Albion Fields this is the second bungalow on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	70	
(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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