

**ATTENTION 1ST TIME BUYERS !! ATTENTION INVESTORS !! 3 Bed Semi Detached Home. Close to Coast at Llanon. Near Aberystwyth/Aberaeron. Cardigan Bay - West Wales.**



**30 Stad Craig Ddu, Llanon, Ceredigion. SY23 5AQ.**

**£235,000**

**R/4725/RD**

**\*\*Attention 1st time buyers\*\*Attention Investors\*\*Attractive 3 bed semi detached home\*\*Private Parking\*\*Large enclosed rear garden\*\*Sought after development\*\* Well maintained and presented\*\*Good Sized Living Accommodation\*\*MUST BE VIEWED TO BE APPRECIATED\*\* Ideal opportunity to get onto the property ladder\*\***

The property is situated within the sought after development of Stad Craig Ddu, being on the entrance to the coastal village of Llanon, on the Cardigan Bay coastline. The village offers a range of facilities and services including local post office and shop, petrol station, butchers, popular local primary school, public house, excellent public transport connectivity. The All Wales coastal path is within some 500 metres from the development. The Georgian Harbour town of Aberaeron is some 5 minutes drive to the south with the University town of Aberystwyth lying some 12 miles to the north.



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## GENERAL

A well presented and maintained Georgian style 3 bed semi detached house.

The house is located within a sought after development on the Cardigan Bay coastline being conveniently positioned to the village centre and also the larger popular amenities of Aberaeron and Aberystwyth.

The property boasts a host of quality features including under floor and air source heating with feature double glazed sash windows.

To the rear a wonderful private enclosed large garden being a particular feature of the property and is well cared for children's play area and garden shed.

An ideal family home or an investment property.

## GROUND FLOOR

### Entrance Hallway

10' 4" x 5' 11" (3.15m x 1.80m) accessed via a composite panelled door with fan light over, tiled flooring, under floor heating. Stairs to first floor with understairs storage. Door to -



### Cloak Room

5' 9" x 2' 11" (1.75m x 0.89m) with dual flush w.c. single wash

hand basin, tiled flooring, extractor fan.



### Living Room

13' 7" x 13' 2" (4.14m x 4.01m) a good sized family living room with large double glazed sash window to front, tiled flooring, under floor heating. TV point, multiple sockets, wall lights. Open into -







### Kitchen/Dining Area

19' 6" x 8' 9" (5.94m x 2.67m) being open plan with a high quality Oak effect base and wall units with worktop over, 1½ stainless steel sink and drainer with mixer tap, Bosch integrated electric oven with hob and extractor over, under larder appliance space and plumbing for washing machine and dishwasher, fitted fridge freezer, tiled flooring, tiled splash back. Space for 6+ person dining table, spot lights to ceiling. Rear window overlooking garden and external patio doors to garden.





## FIRST FLOOR

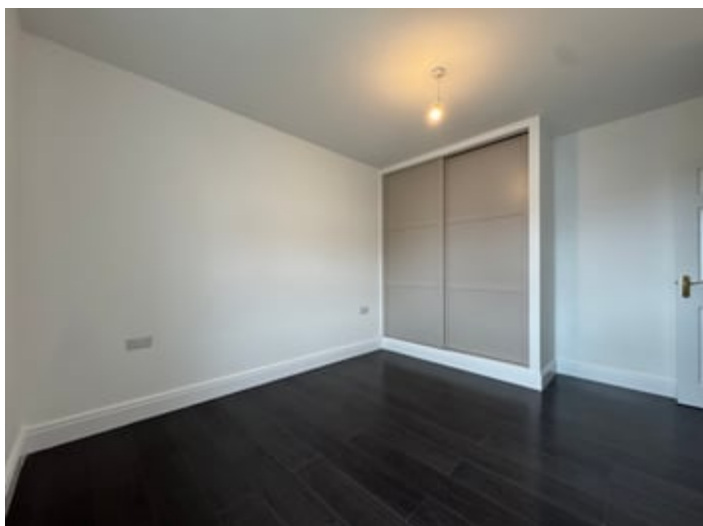
### Landing

With access to loft via pull down ladder.



### Bedroom 1

12' 7" x 10' 7" (3.84m x 3.23m) a double bedroom with sash window to front enjoying a lovely aspect over the adjoining development park and sea views. Wood effect laminate flooring, built in wardrobe, skirting board heating. Multiple sockets. TV point.



### Bedroom 2

11' 5" x 9' 10" (3.48m x 3.00m) Double bedroom with window to front, wood effect laminate flooring, multiple sockets.







### Bedroom 3

9' 5" x 7' 0" (2.87m x 2.13m) with window to front overlooking the development with sea views, wood effect laminate flooring, built in airing cupboard with slats shelving, separate storage cupboard, over stairs storage cupboard, TV point.



### Bathroom

7' 8" x 6' 3" (2.34m x 1.91m) with white bathroom suite including bath with shower over, dual flush w.c. single wash hand basin, fully tiled walls, heated towel rail, rear window.



### EXTERNALLY

#### To the front

The property is approached via the estate road. Lawned forecourt and side footpath leading to front door. Side parking area.





### To the Rear -

The rear garden is enclosed by a 6ft panelled fence with extended patio area and good sized lawned with attractive raised flower and fruit borders. Mature planting.

Timber Garden Shed 8' 0" x 6' 0" (2.44m x 1.83m) (With power connected).



### Note -

The estate benefits from a gated enclosed childrens play area and a direct walkway into the village.

### 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**

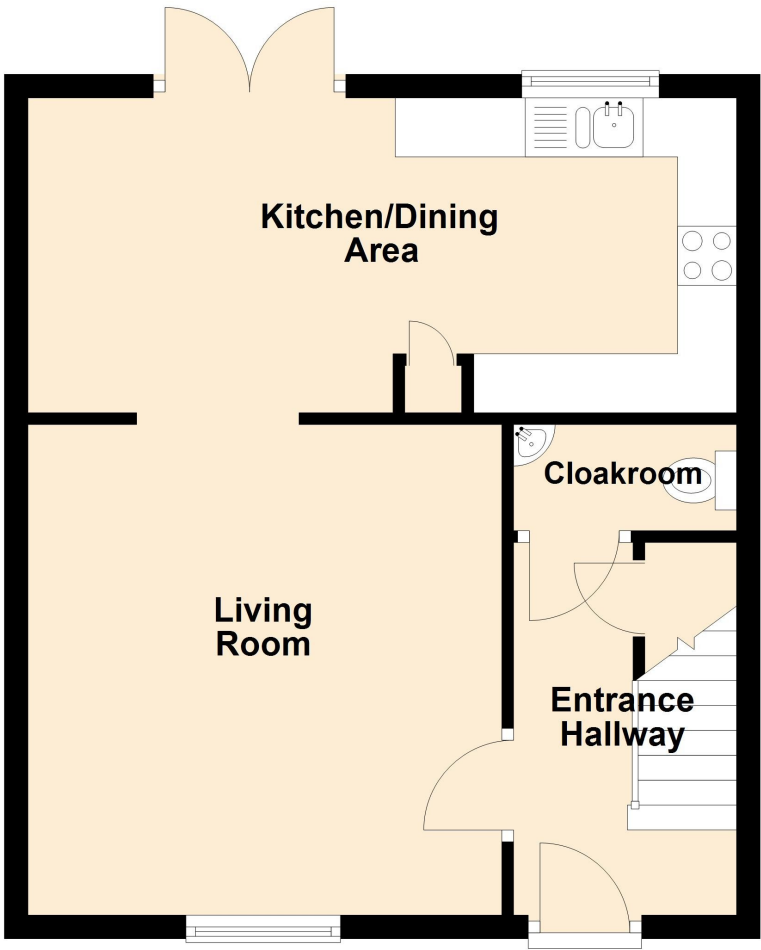
We are advised that the property benefits from Mains Water,

Electricity and Drainage. Air Source Central Heating.

Council Tax Band : D (Ceredigion County Council)

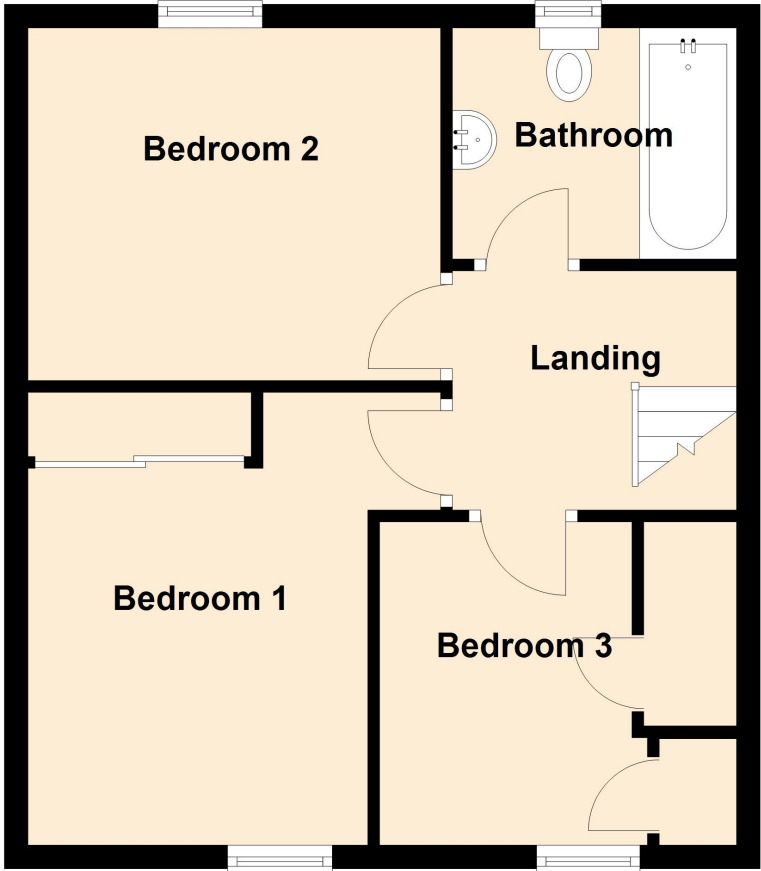
Tenure : Freehold

Ground Floor





First Floor



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** C (74)

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

**Flooding Sources:**

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

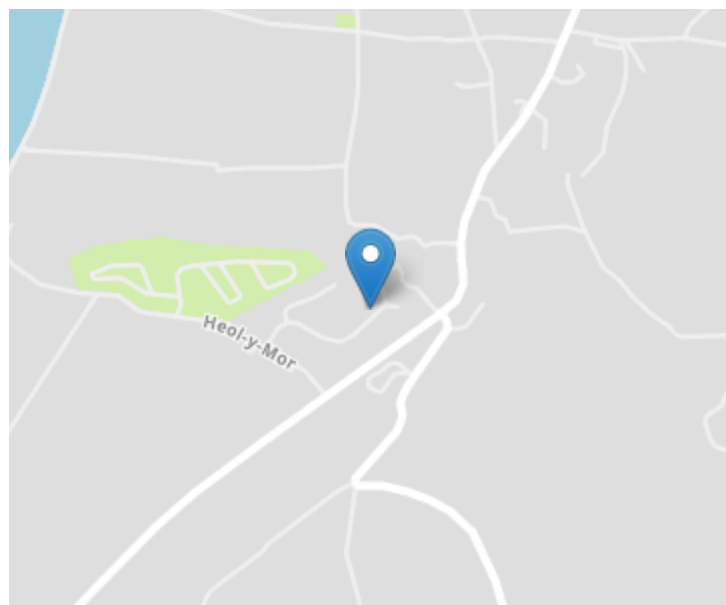
**Any risk of coastal erosion?** No

**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 head north along the A487 into the village of Llanon. As you enter the village take the 1st left hand exit onto Heol Y Mor and into Stad Craig Ddu Turn into the estate and continue through the main body of the estate and no 30 can be found on the right hand side as identified by the Agents for sale board.

## 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>	74	81
(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		
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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