

Traditional 2 bedroom coastal cottage. In the favoured coastal village of Llanon Near Aberaeron - West Wales.



Elmor, Stryd Yr Eglwys, Llanon, Ceredigion. SY23 5HT.

£159,000

Ref R/4720/ID

****Attention 1st time buyers**Character 2 bed coastal cottage**Located in a popular village of Llanon**Being a level walk to the coast**Sea views with lovely sunsets**Only a 10 minute drive from Aberaeron**Ample sized rear garden area****

The property comprises of entrance hall, lounge, kitchen. First floor - 2 double bedrooms and bathroom.

The property is located within the popular historic coastal village of Llanon, which lies alongside the main A487 coast road. The property is a level walking distance to a good range of local amenities including shop, butcher, post office, primary school, public house, places of worship, bus stop and less than a 10 minute walk of the sea front at Llansantffraid. The property is only some 4 miles north of the favoured harbour town of Georgian & Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 13 miles south of the Coastal University & Administrative centre of Aberystwyth.



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GROUND FLOOR

Entrance Hall

Via glazed uPVC door, central heating radiator, stairs rising to first floor, door into -

Living Room

9' 9" x 15' 0" (2.97m x 4.57m) with inset multifuel stove on slate hearth, double glazed window to front, exposed timber floor, understairs storage cupboard.





Kitchen

6' 2" x 12' 9" (1.88m x 3.89m) with range of fitted base and wall cupboard units with formica workig surfaces above, inset stainless steel single drainer sink unit with mixer tap, electric cooker and 4 ring ceramic hob above, pull out extractor fan, tiled floor, central heating radiator, splash backs, uPVC exterior door and window to rear.



FIRST FLOOR

Landing

With access to roof space.

Bedroom 1



13' 7" x 6' 7" (4.14m x 2.01m) Double glazed window to rear boasting incredible sea views over Cardigan Bay, central heating radiator.

Bedroom 2



7' 8" x 15' 1" (2.34m x 4.60m) with double glazed window to front, central heating radiator.

Bathroom



A three piece white suite comprising of a panelled 'p' shaped bath with triton shower above, vanity unit with inset wash hand basin, concealed WC, fully tiled walls and floor, frosted window to front.

EXTERNALLY

To the side

Side Pedestrian access to -

Utility Area



11' 2" x 7' 3" (3.40m x 2.21m)

To The Rear

Large rear garden area mostly laid to lawn, raised decking with sea views, useful garden shed.





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

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

Mains electricity, water & drainage. Electric heating.

Tenure - Freehold.

Council Tax - Ceredigion County Council.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: A (92)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

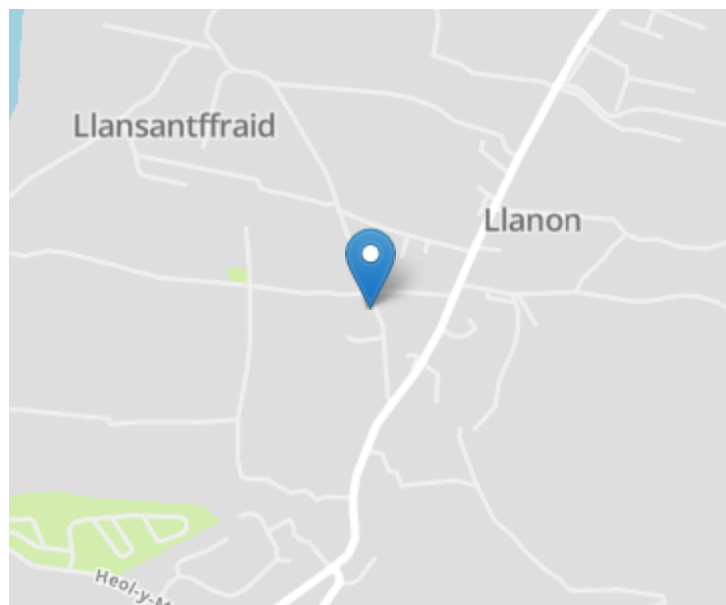
Any risk of coastal erosion? No

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. Proceed into the village centre, turn left just after the butchers shop and the property is the end property on the first terrace on the left.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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