

A substantial 4 bed character residence with large garden, off road parking and garage. Popular coastal village of Llanon. 4 Miles Aberaeron - West Wales.



Claremont, Llanon, Ceredigion, West Wales. SY23 5HG.

£275,000

Ref R/4297/ID

****An imposing and substantial double fronted Period Residence**Spacious 4 bed accommodation**Wealth of character features throughout**Spacious walled in garden**Private off road parking**Detached Garage**Popular coastal village of Llanon**Easy walking distance to all village amenities**Sea views from first floor**On a bus route****

The accommodation provide Ent Hall, Front Sitting Room, 2nd Reception, Rear Dining Room, Rear Kitchen, Downstairs w.c. To the First floor - 4 Double Bedrooms and Bathroom.

The village of Llanon lies alongside the main A487 coast road within a few minutes walk of the sea front at Llansantffraid. The village offers a shop, post office, primary school, public house, places of worship, butchers shop, hairdressers, fish and chip shop and is on a bus route. The Georgian town of Aberaeron is within some 4 miles distance with its comprehensive range of shopping and schooling facilities and is some 11 miles south of the Coastal, University & Administration Centre of Aberystwyth.



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GROUND FLOOR

Entrance Hall

16' 9" x 6' 1" (5.11m x 1.85m) via half glazed hardwood door with stained glass inset and Claremont engraved stained glass lightwell above, Mosaic tiled flooring, original staircase to first floor, decorative arches and cornices.



Front Sitting Room

12' 1" x 17' 0" (3.68m x 5.18m) with open fireplace housing a multi fuel stove on a slate hearth with ornate surround which heats the domestic hot water, alcove cupboards to both sides, sash window to front with secondary glazing, central heating radiator, economy 7 heater, mosaic tiled flooring, picture rail.





Reception Room 2



11' 4" x 17' 0" (3.45m x 5.18m) with sash window to front, enclosed fireplace with ornate surround, alcoves to both sides, night storage heater.

Rear Dining Room



12' 1" x 9' 0" (3.68m x 2.74m) with open fireplace housing a Morso multi fuel stove on a slate hearth, sash window to rear, radiator, exposed beams.

Rear Entrance Hall



16' 2" x 10' 0" (4.93m x 3.05m) via hardwood door, red and black original quarry tiled flooring, door into understairs cupboard and door into -

Downstairs W.C.

2' 2" x 3' 8" (0.66m x 1.12m) with low level flush w.c. pedestal wash hand basin.

Kitchen

11' 9" x 9' 0" (3.58m x 2.74m) with range of fitted cupboard units with work surfaces above, stainless steel drainer sink, plumbing for automatic washing machine, electric cooker with 4 ring hob above, stainless steel drainer sink, exposed ceiling beams, red and black quarry tiled flooring, central heating radiator, Window to rear.





FIRST FLOOR

Split Landing



14' 7" x 6' 2" (4.45m x 1.88m) with dog leg stairs to loft.

Rear Double Bedroom 1



12' 0" x 8' 9" (3.66m x 2.67m) with sash window to rear, central heating radiator.

Bathroom



5' 0" x 8' 7" (1.52m x 2.62m) with three piece suite comprising of a panelled bath with mixer tap and shower head, low level flush w.c. pedestal wash hand basin, sash window to rear, central heating radiator.

Rear Double Bedroom 2



9' 0" x 11' 8" (2.74m x 3.56m) with sash window to rear, access to airing cupboard housing the hot water tank.

Front Double Bedroom 3



12' 1" x 17' 2" (3.68m x 5.23m) with sash window to front having a glimpse of the sea and the church in the distance, original fireplace with surround, central heating radiator.

Front Double Bedroom 4



12' 1" x 16' 0" (3.68m x 4.88m) with sash window to front with views over the village towards the sea. Having electric storage heater, original fireplace with surround, alcove cupboard.

Front Single Bedroom 5/Box Room

6' 4" x 8' 2" (1.93m x 2.49m) with sash window to front.

EXTERNALLY

To the Front





To the front of the property is a railed forecourt with slate steps leading up to front door.

To the Rear



A lovely presented garden area, mostly laid to lawn with mature shrubs and apple trees. Walled in garden with beautiful stone walls.

There is also a log store and coal shed of stone construction under a slate roof.

Beyond this is an access strip to the rear owned by Claremont which houses the -

Detached Single Garage

8' 0" x 22' 8" (2.44m x 6.91m) of sectional construction with up and over door, window to side and door to rear.

Concrete parking area for 2 cars.

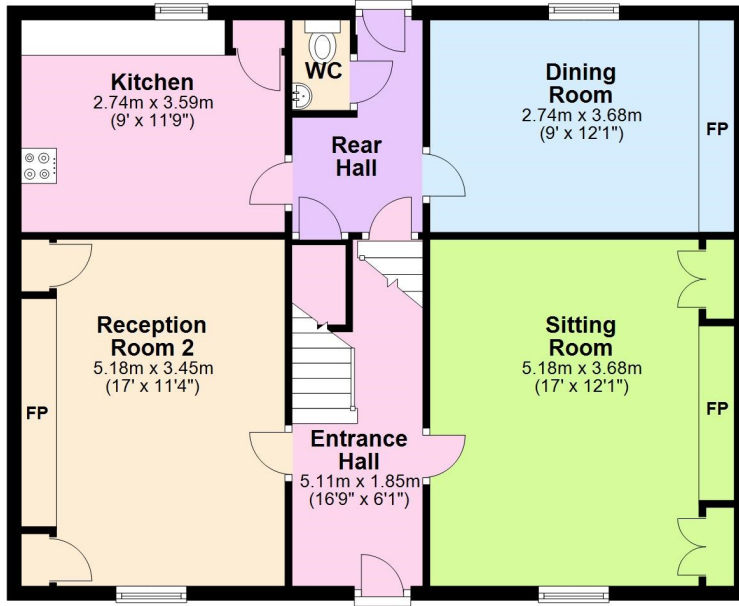
Services

The property benefits from mains water, electricity and drainage. Multi fuel heating/economy 7 heating.

Council Tax Band D - (Ceredigion County Council)

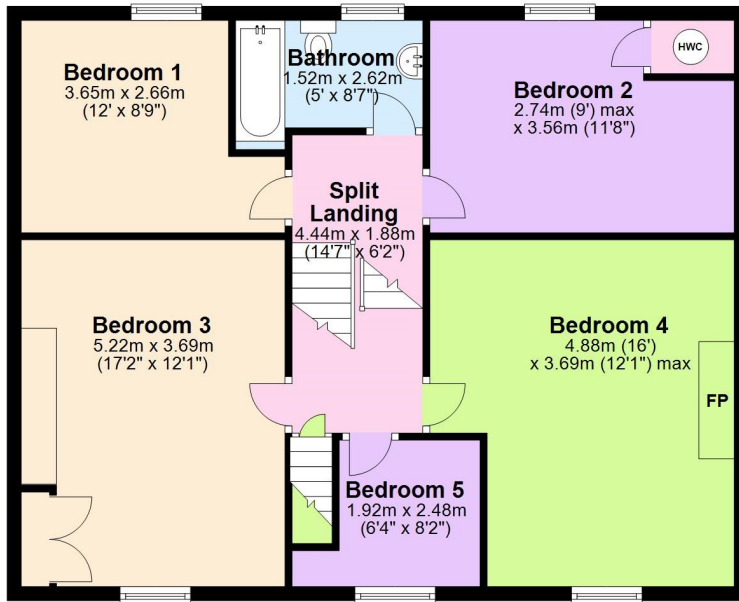
Ground Floor

Approx. 81.1 sq. metres (872.4 sq. feet)



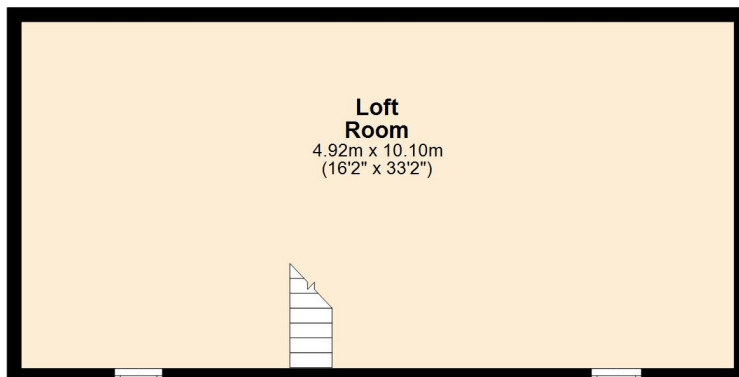
First Floor

Approx. 81.1 sq. metres (872.4 sq. feet)



Second Floor

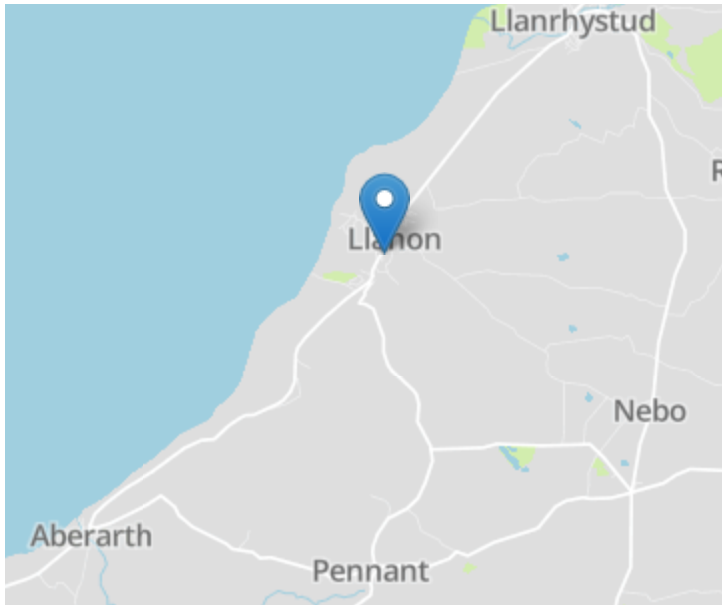
Approx. 49.7 sq. metres (534.4 sq. feet)



Total area: approx. 211.8 sq. metres (2279.3 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.


Claremont, Llanon



Directions

Travelling on the main A487 coast road from Aberaeron towards Aberystwyth the property is located in the centre of the village on the right hand side opposite the first garage on the left.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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