

*Tastefully renovated 2 Bed Character Cottage with sea views over Cardigan Bay. Popular Village of Llanon, Near Aberaeron - West Wales.*



**Penmorfa Llanon, Ceredigion, West Wales. SY23 5HY.**

**£289,950**

**Ref R/4300/ID**

**\*\*Charming and quaint 2 bed character cottage\*\*Tastefully renovated to a high standard\*\*Sea views over Cardigan Bay\*\*Spacious garden and grounds\*\*Conveniently located in the popular village of Llanon\*\*Walking distance to all village amenities\*\*Private parking and garage\*\*Wealth of character and charm throughout\*\*Oil fired central heating and double glazing throughout\*\*A rare coastal gem deserving of an early viewing\*\***

The property comprises of Ent Hall, Bathroom, Open Plan Lounge, 2 Double Bedrooms, Kitchen, Conservatory.

The property is located within the coastal village of Llanon, being situated alongside the main A487 trunk road leading from Aberaeron to Aberystwyth. The property is located along a quiet lane within an easy walking distance of all local amenities including public house, village shop, butcher, hairdressers, places of worship, primary school and easy access to the All Wales coastal path. The property lies some 5 miles north of the Georgian harbour town of Aberaeron with its wider range of services and facilities including health and education and being within some 20 minutes drive of the larger regional centre of Aberystwyth providing university and hospital facilities.



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## THE ACCOMMODATION

### Entrance Hall

5' 5" x 3' 9" (1.65m x 1.14m) via hardwood stable door with glazed panel, central heating radiator.



### Bathroom

8' 9" x 7' 8" (2.67m x 2.34m) having a modern three piece white suite comprising of a P shaped panelled bath with mains rainfall shower above, free standing vanity unit with inset wash hand basin and concealed w.c. frosted window to front, stainless steel heated towel rail, part tiled walls, extractor fan.



### Character Lounge

18' 11" x 17' 0" (5.77m x 5.18m) this is the heart of the home having 8'5" glazed sliding doors overlooking the rear garden and with views towards the sea, log burner stove on a slate hearth, exposed stone walls, 2 central heating radiators, spot lights to ceiling, range of fitted cupboard units.







### Bedroom 1

12' 5" x 8' 10" (3.78m x 2.69m) a good sized double room with 8'5" sliding doors overlooking garden and coast, fitted wardrobe units, central heating radiator, multiple sockets.







### Bedroom 2

12' 2" x 8' 4" (3.71m x 2.54m) a double bedroom with central heating radiator, double glazed window to front, multiple sockets.



### Kitchen

7' 0" x 10' 0" (2.13m x 3.05m) a modern kitchen comprising of a grey handleless base and wall cupboard units with Formica working surfaces above, stainless steel drainer sink, Lamona electric oven and 4 ring ceramic hob above, stainless steel extractor hood, spot lights to ceiling, space for fridge freezer, plumbing for automatic washing machine, integrated dishwasher, tiled splash back. Doorway into -





## Conservatory

7' 0" x 10' 0" (2.13m x 3.05m) of dwarf wall construction with uPVC glazing making the most of the views over the garden and towards the coast, perspex roof, side door to garden and patio area.



## EXTERNALLY

### To the Front

The property is accessed from the adjoining county road with pull in parking space for 1-2 cars and front patio area laid to

slabs.



### Garage

17' 9" x 10' 7" (5.41m x 3.23m) with concrete floor, rear window, slate roof, side timber doors.

### PLEASE NOTE -

The adjoining car port does not belong to the property.

### To the Side

There is also vehicular access into the garden which can



provide extra parking spaces or garden maintenance.

### To the Rear

A most delightful rear garden mostly laid to lawn with many mature trees, shrubs and hedgerows creating a lovely private space. Recently installed patio area providing a lovely seating area with views over towards the coast.

Lower gravelled area.



## **TENURE**

The property is of Freehold Tenure.

## **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**

We are advised that the property benefits from mains water, electricity and drainage, oil fired central heating.

Council Tax Band -D (Ceredigion County Council).

## Penmorfa, Llanon, Ceredigion, SY23 5HY

Approximate Gross Internal Area (Excluding Car Port)

75.1 sq m / 808 sq ft

Garage = 17.2 sq m / 185 sq ft

Total = 92.3 sq m / 993 sq ft

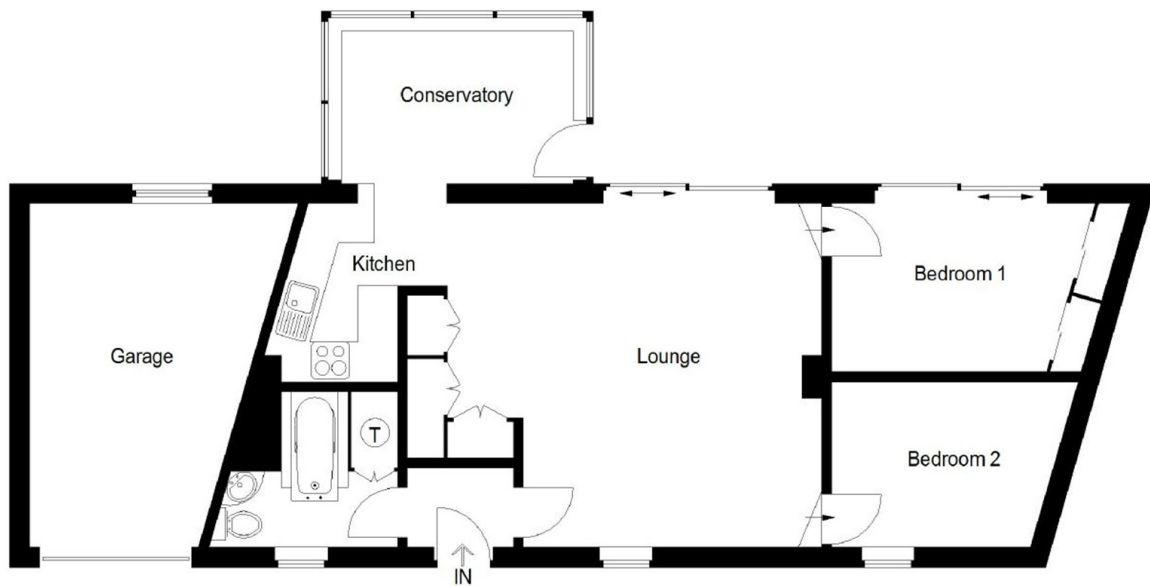


Illustration for identification purposes only, measurements are approximate, not to scale.  
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## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (57)

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

**Flooding Sources:**

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

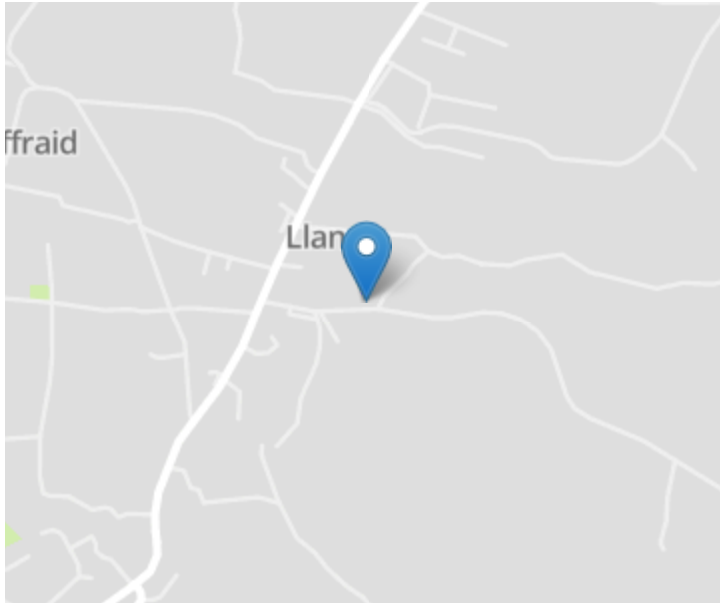
**Any risk of coastal erosion?** No

**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 to the village of Aberarth and continue into the village of Llanon, proceeding past the butchers on your right and car garage on your left and take the 2nd right hand turning thereafter, immediately after The Central Hotel up past the chip shop, proceed along this road for approximately 400 yards past the public car park and the primary school and the property is located on the left hand side on the brow of the hill.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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  
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property please contact :

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