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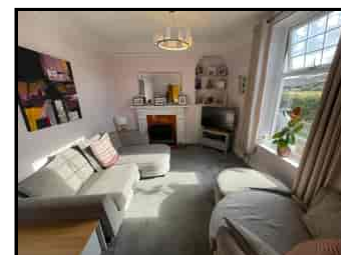


RICS



Since 1989

A Spacious 2/3 Bedroom Semi-Detached Character House. Located in the coastal Village of Llanon, West Wales.



Roselea, Llanon, Ceredigion. SY23 5HW.

R/3370/ID

£262,500

**** A deceptively spacious 2/3 bed semi-detached residence ** Located only a 10 minute walk from the beach ** Wealth of character features ** Walking distance to Llanon ** Coastal village location ** Good sized rear garden ** Hot Tub can be included subject to negotiation ** Oil fired central heating ** Double Glazing ****

The property comprises of - Front porch, Ent Hall, Front sitting room, dinning room, rear kitchen, w.c, utility room. First floor, 2 double bedrooms, modern bathroom. Second floor, loft room.

Located in the village community of Llanon which offers shop/post office, public house, primary school, places of worship and is on a bus route. Only half a mile from the seafront at Llansantffraid and the All Wales coastal path. 4 Miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and only some 11 miles from the Coastal University and Administrative centre of Aberystwyth.

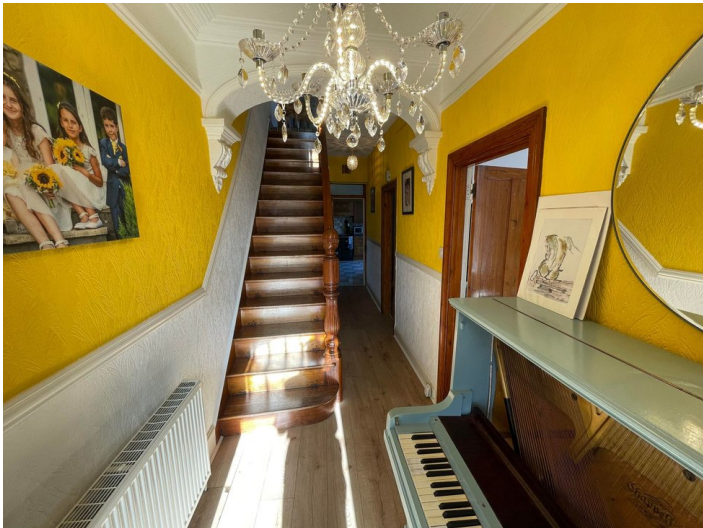
GROUND FLOOR

Front Porch

Via glazed double doors with light well above, tiled flooring.

Entrance Hall

21' 4" x 5' 8" (6.50m x 1.73m) Via original half glazed hardwood door, lightwell above, original oak staircase leading to 1st floor, original cornices and archers, dado rail and picture rail, central heating radiator, laminate flooring, under stairs W.C comprising of a pedestal washand basin, low level flush w.c.



Front Sitting Room

16' 0" x 11' 0" (4.88m x 3.35m) A light and airy room with natural light coming through the tall double glazed window to front, open fireplace with ornamental surround, tiled hearth, central heating radiator, alcove cupboard, picture rail.



Dining Room

16' 0" x 10' 0" (4.88m x 3.05m) tall double glazed window to rear, laminate flooring, central heating radiator, picture rail, alcove cupboard space.



Rear Kitchen

13' 5" x 10' 0" (4.09m x 3.05m) with a range of oak fronted base and wall cupboard units with formica working services above, display units, oil fired Rayburn (powers the central heating and hot water), 1 1/2 stainless steel drainer sink with mixer tap above, tiled splashback, tiled flooring, Hotpoint

electric double oven with foreign electric hob, Montpellier free standing fridge, newly fitted patio doors to rear, double glazed window to rear, picture rail, integrated dishwasher, pantry.



Utility Room



9' 4" x 8' 8" (2.84m x 2.64m) Tiled flooring, window to side, stainless steel drainer sink, plumbing for automatic washing machine, fireplace.

FIRST FLOOR

Landing

21' 0" x 6' 0" (6.40m x 1.83m) double glazed window to front, stairs to 2nd floor with under stairs cupboard.



Modern Bathroom

14' 0" x 10' 2" (4.27m x 3.10m) Recently installed white suite comprising of a freestanding bath with stainless steel mixer tap and pull-out showerhead, dual flush WC, enclosed corner shower unit with tiled wall and CREDA electric shower above, pedestal wash and basin tap above, frosted window to side, central heating radiator, extractor fan, cupboard housing the immersion tank, half tiled walls.



Double Bedroom 1

14' 7" x 10' 0" (4.45m x 3.05m) A large double room with double glazed window to rear seat views, central heating radiator, picture rail, alcove cupboards.

Master Bedroom 2



14' 8" x 11' 0" (4.47m x 3.35m) Large room with double glazed window to front, alcove cupboard space, central heating radiator, feature fireplace with ornamental surround, picture rail.

SECOND FLOOR

Loft Room



9' 0" x 9' 9" (2.74m x 2.97m) Loft room currently used as it bedroom, dormer window to front, under eave storage room, built-in wardrobes.

EXTERNALLY

To the Front





Front forecourt.

To the side - There is currently a large timber shed which could be taken down to provide private parking at the property.

To the Rear

To the rear is a good sized garden with raised composite decking, lower patio area laid to slabs, feather board fencing to boundaries, seating area with laid to chippings, raised timber decking Hot tub area with galvanized gazebo above, 4 seater Luso spa hot tub (subject to negotiation) outside storage room.





TENURE

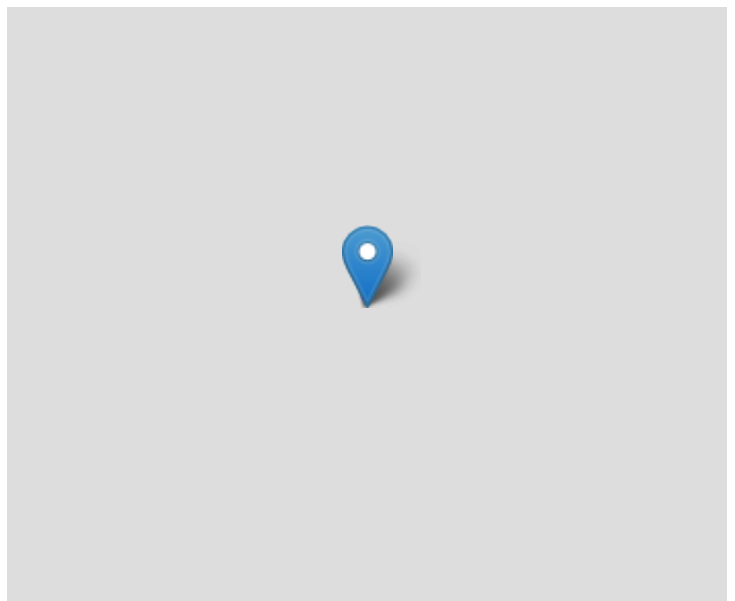
We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

We are advised the property benefits from Mains electricity, water and drainage. Oil fired central heating via reynburn. Council tax band D.

Directions

From Aberaeron proceed North East on the A487 coast road to the village of Llanon. Drive into the centre of the village and after passing the village shop on the left hand side take the 2nd left hand turning thereafter into Styd Yr Eglwys. Drive down the street and you will see a village hall on the left hand side and this property is opposite on the right hand side identified by the agents 'for sale' board.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	