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RICS



Since 1989

Immaculately presented 3 bed detached bungalow set in spacious gardens and grounds. Located in the semi rural village of Cross Inn Llanon.



Llwynon, Cross Inn, Llanon, Ceredigion. SY23 5NA.

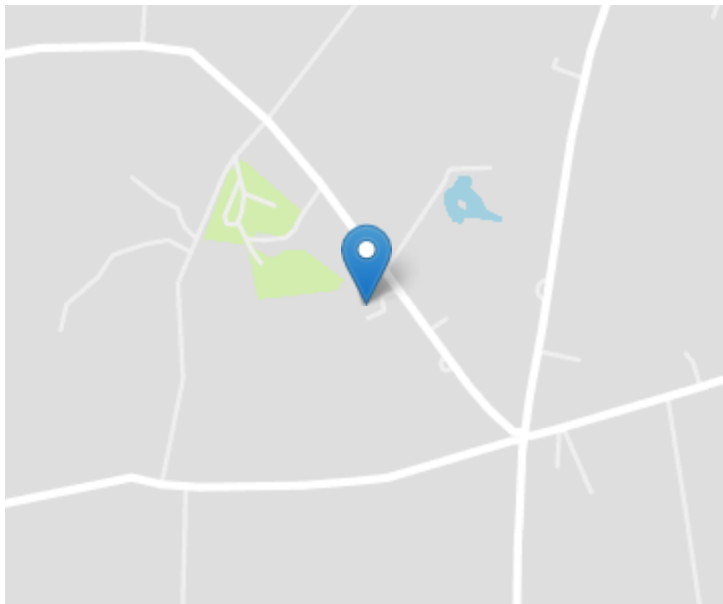
Ref R/3903/ID

£325,000

****Delightful and immaculately presented 3 bed detached bungalow**Set in lovely gardens and grounds**Attractive countryside settings with wonderful country aspect from the rear garden**3 Double Bedrooms**2 Bathrooms**Recently modernised and refurbished**Double Glazing and oil Fired Central Heating**Perfect Family Home**Convenient Village Location**Detached Garage**Useful Outbuilding****

The property comprises of Front Porch, Ent Hall, Open Plan Lounge, Kitchen, Dining Room, Utility Room, Family Bathroom, 3 Double Bedrooms and 1 En Suite.

The property is situated in the semi rural village of Cross Inn, near Llanon which benefits from a village shop, public house and childrens creche. The coastal villages of Llanrhystud and Llanon are all within a 10 minutes drive and offers local primary schools, village shops and post offices, petrol station, public houses, good public transport connectivity and access to local beaches. The Georgian Harbour town of Aberaeron lies some 4 miles from the property and the larger Administrative Centre of Aberystwyth lies some 10 miles north.



THE ACCOMMODATION

Front Porch

7' 0" x 4' 2" (2.13m x 1.27m) with half glazed upvc door, central heating radiator, slate effect tile flooring, double glazed window to front, glazed door into -

Entrance Hallway

11' 8" x 18' 9" (3.56m x 5.71m) with laminate flooring, panel to half wall, central heating radiator, access hatch to Loft. Airing cupboard.



Open Plan Lounge/Kitchen/Dining Room

22' 8" x 30' 5" (6.91m x 9.27m) with a range of modern Grey base and wall cupboard units with Formica working surfaces above, Beko electric oven, 4 ring electric hob, extractor hood, inset 1½ drainer sink with mixer tap, tiled splash back, laminate flooring, double glazed window to rear with views over open countryside, modern tall central heating radiator, fireplace with slate hearth and modern stone surround, double glazed window to front. Door into -





Utility Room



6' 6" x 9' 8" (1.98m x 2.95m) with range of base and wall cupboard units, laminate flooring, plumbing for automatic washing machine and dishwasher, space for American fridge freezer, half glazed exterior door.

Family Bathroom

10' 9" x 7' 6" (3.28m x 2.29m) a White suite comprising of a panelled bath, large corner shower unit with mirror, electric shower above, pedestal wash hand basin, low level flush w.c. central heating radiator, half tiled walls, tiled flooring, frosted

window to rear.



Rear Double Bedroom 1

10' 9" x 11' 0" (3.28m x 3.35m) with double glazed window to rear overlooking country side, central heating





Front Double Bedroom 2

8' 2" x 15' 8" (2.49m x 4.78m) with double glazed window to front, central heating radiator.



En Suite

6' 0" x 12' 0" (1.83m x 3.66m) a modern En Suite with walk wet room with Rainfall shower head above, pull out shower head and shower jets, a Navy vanity unit with low level flush w.c. and inset wash hand basin, heated towel rail, fully tiled walls and floors, spot lights to ceiling, window to front, extractor fan.



Master Bedroom

16' 3" x 11' 7" (4.95m x 3.53m) with double glazed window to rear overlooking open countryside, central heating radiator, spot lights to ceiling. Walk in cupboard. Door into -





EXTERNALLY

To the Rear

To the rear is a lovely enclosed garden with views over open fields. The garden is mostly laid to lawn, patio area laid to slabs, a useful insulated OUTBUILDING measuring 10' x 10' with electricity connected. Views over open countryside.





To the Front

A tarmac driveway with parking for 4 cars, front lawned area and access to -



Single Garage

18' 0" x 10' 0" (5.49m x 3.05m) With double doors, electricity connected.



TENURE

The property is of Freehold Tenure.

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.

Services

The property benefits from Mains Electricity, Water and Drainage. Oil Fired Central Heating.

Council Tax Band D (Ceredigion Council).

Directions

From Aberaeron proceed North East on the A487 coast road through the first village of Aberarth, climb up the hill and turn right on the B43577 Pennant Road. Follow this road into the village of Pennant, go straight on at the crossroads until you get to the next village of Cross Inn. At Cross Inn turn back sharp left not onto the B4337 road, proceed down this road for approx ¼ of a mile and the property is located on the left hand side identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	