

*Attention first time buyers. Attention investors. Large period 3 bedroom semi-detached dwelling with off road parking and garage. Llanon. Near Aberaeron/Aberystwyth. Cardigan Bay. West*



**Llys Y Wawr, Heol Y Dwr, Llanon, Ceredigion. SY23 5HQ.**

**£285,000**

**R/4838/RD**

**\*\* Attention first time buyers \*\* Attention investors \*\* Large 3 bedroom semi-detached home \*\* Central village location \*\* Detached garage \* Private rear garden \*\* Good standard of living space \*\* Deceptively spacious accommodation\*\*uPVC double glazed windows \*\* Well presented and maintained \*\* Walking distance to village amenities \*\* A great opportunity to get onto the housing ladder or to downsize \*\***

The property is situated within the popular coastal village of Llanon along the A487 coast road. The village of Llanon offers a good level of local amenities and services including primary school, local shop and post office, petrol station, public house, active community hall and good public transport connectivity. The property is located along a quiet council maintained road which links on to Church Street and further on to the hamlet of Llansantffraid and the Cardigan Bay coast. The Georgian harbour town of Aberaeron is some 5 minutes drive to the south and the university town of Aberystwyth is some 20 minutes drive to the north.



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## Entrance Hall



6' 1" x 15' 2" (1.85m x 4.62m) accessed via glass panel door, oak flooring, open staircase to first floor, radiator, understairs cupboard.

## Sitting Room

9' 5" x 14' 5" (2.87m x 4.39m) stone fireplace and surround, Rayburn Rhapsody fire, dual aspect windows to front and rear, oak flooring, alcove shelving, radiator.



## Lounge

12' 1" x 18' 3" (3.68m x 5.56m) located to the rear of the property with sliding patio doors to garden, side window, 2 x radiator, multiple sockets.





## Kitchen



9' 8" x 14' 4" (2.95m x 4.37m) oak base and wall units, stainless steel sink and drainer with mixer tap, Candy electric oven and grill, Candy electric hobs with extractor over, Formica worktops, window to front, tiled flooring, radiator, space for dining table. Connecting door into:

### Utility Room

11' 8" x 6' 8" (3.56m x 2.03m) with external door and window to front, tiled flooring, radiator, multiple sockets.



## Ground Floor Shower Room



7' 8" x 8' 3" (2.34m x 2.51m) corner walk-in shower, WC, Belfast sink, washing machine connection, housing oil boiler.

## FIRST FLOOR

### Landing

with access to loft, window to side, airing cupboard.



### Rear Bedroom 1

11' 9" x 18' 5" (3.58m x 5.61m) double bedroom, dual aspect windows to rear and side, multiple sockets, radiator.



### Front Bedroom 2

10' 7" x 14' 4" (3.23m x 4.37m) double bedroom, window to front, multiple sockets, radiator





## Bathroom



5' 8" x 8' 5" (1.73m x 2.57m) panel bath with shower over, single wash hand basin, window to front, fully tiled walls.

## Front Bedroom 3

9' 5" x 14' 3" (2.87m x 4.34m) double bedroom, window to front and side, multiple sockets, radiator.



## EXTERNAL

To Front



## Garage



stand alone garage with electric roller door to front, dual aspect windows to rear and side, pedestrian door to rear, concrete base, water and electric connection.

## To Rear

Enclosed rear garden area with mature shrubs and planting to borders, part laid to lawn and part patio from the lounge.



## 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](http://www.morgananddavies.co.uk). Also on our FACEBOOK  
Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE'  
our FACEBOOK Page for new listings, updates, property  
news and 'Chat to Us'.

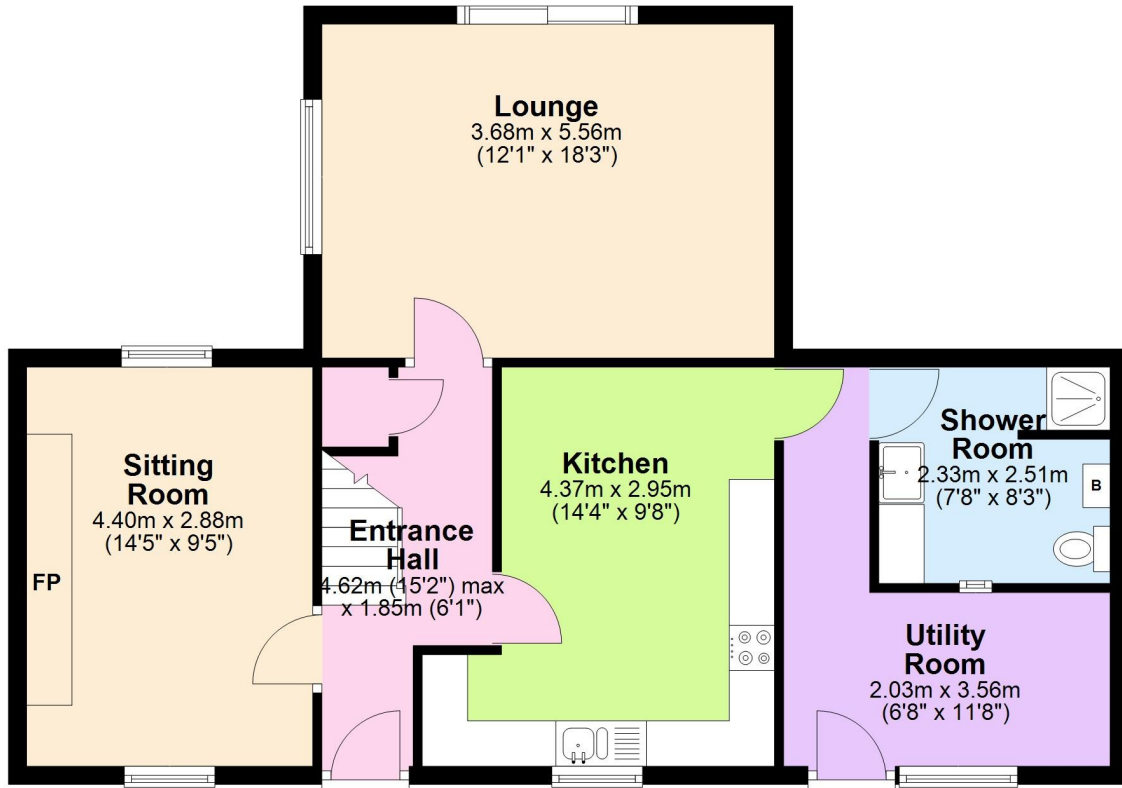
To keep up to date please visit our Website, Facebook and  
Instagram Pages

### **Services**

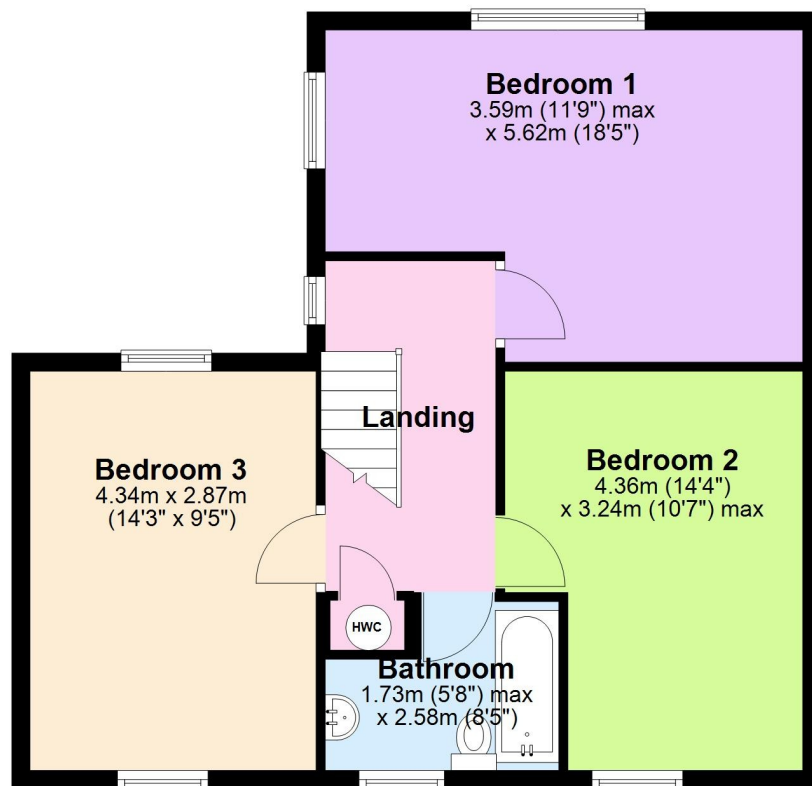
The property benefits from mains water, electricity and  
drainage. Oil central heating.

Council tax band E.

## Ground Floor



## First Floor



Total area: approx. 130.9 sq. metres (1409.0 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

**Llys Y Wawr , Heol Y Dwr, Llanon**



## MATERIAL INFORMATION

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**Council Tax:** Band E

**Council Tax:** Rate 1654

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (50)

**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

Travelling through Llanon heading north from Aberaeron, travel through the village passing the petrol station and garage and at the junction with the village shop take the immediate left hand exit onto Heol y Dwr. Proceed for approximately 30 yards and the property is located on the right hand side as identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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