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RICS



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Handsome Grade II listed Georgian Residence. Set in an elevated coastal location. Edge of village. Glorious sea views. Near Aberaeron. West Wales.



Mount, Llanon, Ceredigion. SY23 5HX.

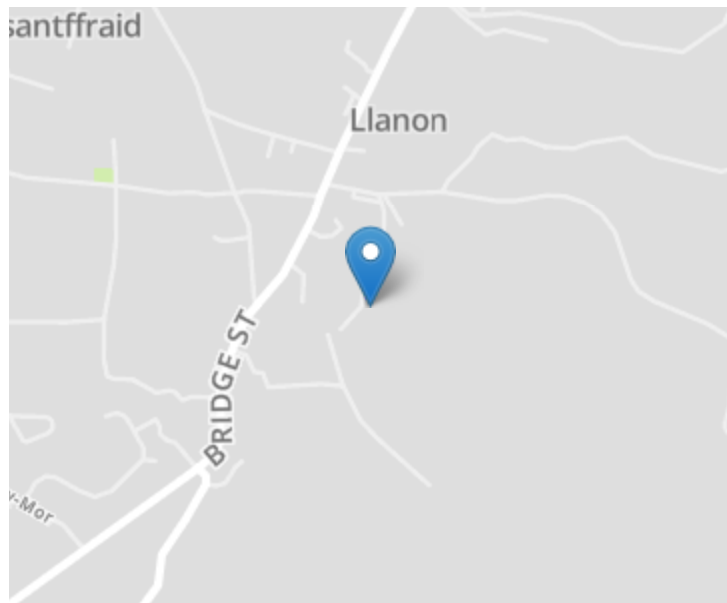
Ref R/3272/DD

£473,000

****Impressive and classic Period House**Most visually appealing**A character filled home**In an outstanding coastal location**3 Bed (2bath) accommodation**Part divisible as a self contained Annex**Lovely Grounds**Garage**2 car parking**Panoramic views over the coastal village of Llanon and Llansantffraid and reaching far out into Cardigan Bay**Caters for all modern day needs with full central heating****

With the original features in tact, this period property dating back to 1830, part even earlier. Provides Front Porch, Rec Hall, Living Room, Kitchen/Breakfast Room, Dining Room with inglenook fireplace, Utility Room, downstairs Bathroom. To the First Floor 3 x Double Bedrooms, family Bathroom and WC.

Somewhat tucked away in a quiet place, yet in the village and a close walking distance of a good range of amenities which includes pub/eating house, convenience store, post office, butchers, hairdressers, primary school and bus stop. 15 mins walk to the sea front. 4 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 12 miles from the coastal university and administrative centre of Aberystwyth.



GENERAL

This finely crafted Grade II listed Georgian House was built in 1830 but the side section is believed to date back even further. Original features include Georgian windows, window shutters, original ceiling cornices and covings, original staircase etc.

Nicely maintained and presented throughout the accommodation, which benefits far reaching views from all front windows, offers more particularly as follows:

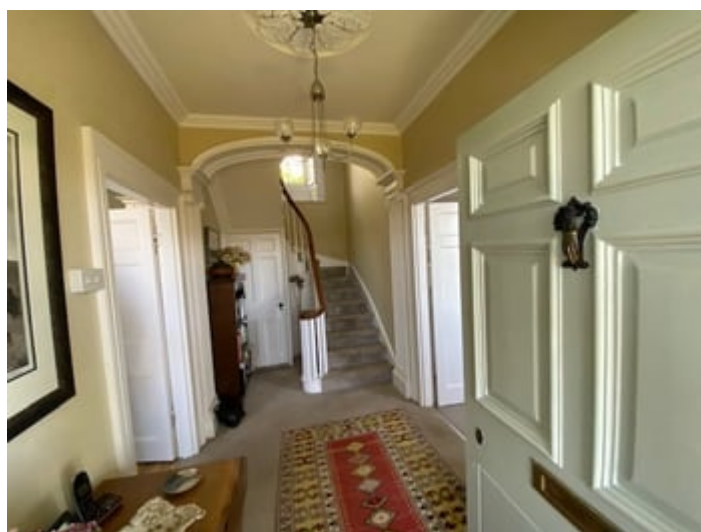
Front Porch

Feature arched windows and double door, slate tiled floor, solid panelled entrance door with fanlight over leads to:



Reception Hall

16' 8" x 6' 5" (5.08m x 1.96m) with original ceiling cornices, covings and ceiling rose, central heating radiator. Door to Cellar.



Front Living Room

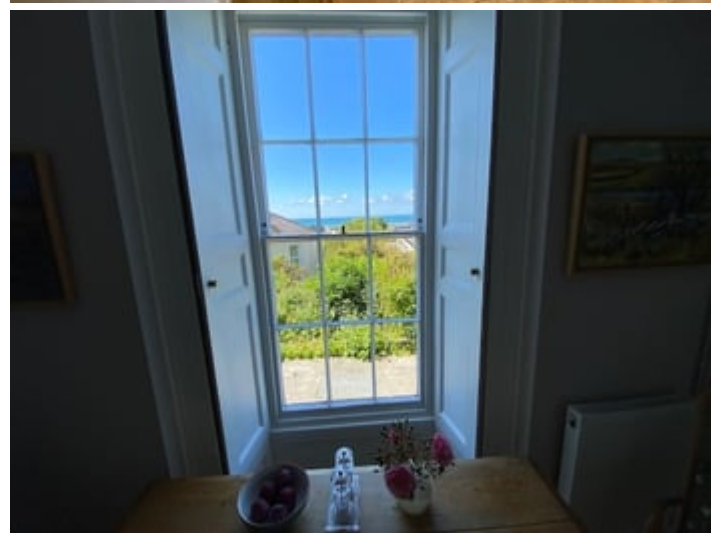
16' 0" x 11' 3" (4.88m x 3.43m) with a cast iron period fireplace with wood surround and tiled hearth, built in original 1/2 glazed cupboards to each side, front aspect window, double panel radiator, covings, ceiling rose and picture rail.





Kitchen/Breakfast Room

16' 5" x 11' 2" (5.00m x 3.40m) with Amtico flooring, a fitted range of cream fronted base and wall cupboard units with oak worktops, corner carousel unit and sliding larder unit, impressive electric Aga cooking range (off peak) with wood mantle surround, part tiled walls, built in cupboard, front aspect window, door through to:



Dining Room

15' 3" x 12' 7" (4.65m x 3.84m) (the older section of the building probably dating back to the 1700's A former Sea Captains house this section is believed to have been servants quarters).

with Amtico flooring, ceiling beams, lovely inglenook fireplace with oak beam over and housing a wood burning stove on slate heart, central heating radiator, front aspect window and front exterior door. Secondary staircase to First Floor.



Side Utility Room

With Antico flooring, plumbing for automatic washing machine, electric heater.

Bathroom

9' 5" x 7' 0" (2.87m x 2.13m) one wall in attractive pointed stonework with front aspect window, white suite provides a panelled bath, shower cubicle, wash hand basin, low level flush toilet, heated towel rail, extractor fan, wall mounted hot air blower.



FIRST FLOOR

Galleried Landing



Approached via an original Georgian staircase with usual window at ½ level, covings to ceiling, hatch to Loft.

Front Master Bedroom 1

16' 2" x 10' 9" (4.93m x 3.28m) with front aspect window with glorious views, covings to ceiling, central heating radiator, fireplace and built in cupboard.



Front Double Bedroom 2

16' 4" x 12' 2" (4.98m x 3.71m) with front aspect window with glorious views, original arched cornices, central heating radiator, built in cupboard housing the Worcester Bosch LPG gas fired central heating combi boiler. Interconnecting door into:

Family Bathroom

9' 2" x 6' 3" (2.79m x 1.91m) with Antico flooring, vanity unit with fitted cupboards and inset wash hand basin, arched alcove over with fitted mirror, panelled bath, low level flush toilet, central heating radiator, ½ tiled walls, front aspect window.





Bedroom 3

15' 6" x 13' 8" (4.72m x 4.17m) (which is also approached via a secondary staircase from the Dining Room) with engineered oak flooring, vaulted ceiling with exposed original A beams, 2 x Velux windows to rear, small front aspect window with delightful aspect. Walls in pointed stonework, central heating radiator.



EXTERNALLY

A walled forecourt with a lovely sunny sitting out area and patio, steps down to front drive and a secluded lawned Garden area with flowering shrubs and flower borders and clothes line.

extensive lawned Garden area bounded on each side by mature flower borders, trees and shrubs and raised beds and at the far end a slate and paved circular patio area and a cedar wood Garden shed.

Above this area of Garden is an elevated further Garden space which takes full advantage of the panoramic views over Cardigan Bay. A front shared lane leads to a:



To the side of the house is a well maintained lovely and



Stone and Slated Garage

16' 0" x 10' 0" (4.88m x 3.05m) With double doors and adjacent stone and slated log store 7' x 5'.



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To the side is a parking space, can in all accommodate parking for 3 vehicles. Steps up to a further raised lawned Garden contained within a walled boundary which houses the LPG gas storage tank and also a stone and slated former outside WC, now a store shed 6' x 5' with original cobbled floors.

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Across the drive hidden by a privet hedge is a central doorway which leads to an area of Garden which is currently overgrown.

Services

Mains electricity and water. Drainage. LPG gas fired central heating. Telephone subject to BT transfer regulations.

Directions

From Aberaeron proceed north east on the A487 coast road to the village of Llanon. When you reach the centre of the village you will see the village shop on the left hand side and opposite is the Central Hotel and the fish and chip shop turn up right alongside the fish and chip shop towards the school. You will pass the White Swan Inn on the left then take the right turning almost opposite up past the school. Follow the course of the road, as it narrows between houses bear left and as you reach the brow you will see the property immediately on the left hand side. You will see the Garage on the left and 2 x parking spaces next door.