

Traditional 4 bedroom terraced house in the favoured coastal village of Llanon Near Aberaeron - West Wales.



Gernos, Llanon, Ceredigion. SY23 5HF.

£225,000

R/4869/SS

**** Character 4 bed terraced house ** Located in popular village of Llanon ** Ideal family home ** Character features throughout**
**** Private rear garden ** Useful outbuildings ** A level walk to the coast ** Walking distance to local amenities ****

The property comprises of lounge, sitting room, dining room, kitchen. First Floor - 3 double bedrooms, 1 single bedroom, 1 bathroom.

The property is conveniently situated within the coastal village community of Llanon, an easy walking distance of a good range of local amenities including shop, post office, primary school, pubs, places of worship and close to a bus route. 5 minutes walk from the sea front at Llansantffraid and within some 4 miles of the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Some 11 miles from the coastal university shopping and market town of Aberystwyth.



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GROUND FLOOR

Living Room

13' 1" x 15' 9" (3.99m x 4.80m) via uPVC entrance door, central heating radiator, shelved alcoves, double glazed window to front, multi-fuel burner set on slate hearth, stairs to first floor. Door into;



Sitting Room

8' 2" x 16' 0" (2.49m x 4.88m) with multi-fuel burner set on a slate hearth, central heating radiator, double glazed window to front, shelved alcoves.



Dining Room

9' 1" x 16' 1" (2.77m x 4.90m) with patio doors to garden, double glazed window to rear with feature stone wall surround, parquet-effect vinyl, door to understairs storage cupboard, central heating radiator.



Kitchen

11' 8" x 8' 8" (3.56m x 2.64m) with parquet-effect vinyl, a range of base and wall cupboard units with formica working surfaces, eye-level double oven and grill, integrated 'Whirlpool' microwave, electric hob with 'Whirlpool' extractor hood above, stainless steel single drainer sink unit, space with plumbing for automatic washing machine, rear uPVC exterior door, double glazed window to side, night storage heater.



FIRST FLOOR

Landing

Approached via staircase from the living room, built in airing cupboard



Front Double Bedroom 1

7' 0" x 16' 2" (2.13m x 4.93m) with double glazed window to front, shelved alcoves, wood flooring, storage cupboard, central heating radiator.



Front Double Bedroom 2

6' 4" x 15' 9" (1.93m x 4.80m) with double glazed window to front, shelved alcoves, wood flooring, storage cupboard, central heating radiator.



Front Single Bedroom 3

6' 1" x 7' 6" (1.85m x 2.29m) with double glazed window to front, shelved alcoves, wood flooring, central heating radiator.



Rear Bedroom 4



8' 8" x 7' 3" (2.64m x 2.21m) with double glazed window to rear, storage cupboard, central heating radiator.

Bathroom

6' 4" x 8' 5" (1.93m x 2.57m) part tiled with a panelled bath, pedestal wash hand basin, 'Triton' electric shower over bath, dual flush W.C, wooden flooring, central heating radiator, frosted double glazed window to rear.



EXTERNALLY.

Garden

At the rear a most pleasant enclosed garden which provides a patio area and a pleasant level lawned garden with 2 stone built outhouses.





MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

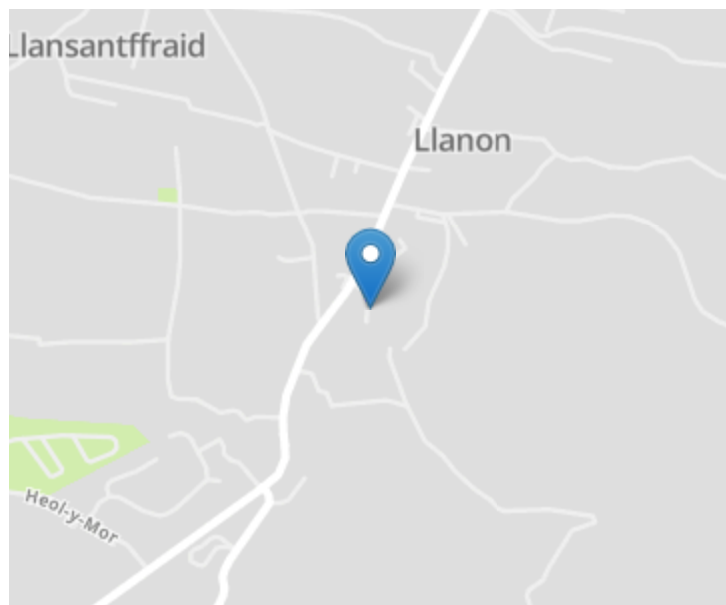
Any risk of coastal erosion? No

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 on the main A487 coast road north-east from Aberaeron towards Aberystwyth. As you enter the village of Llanon you will see a butchers shop on the right hand side, after 100 yards you will see a Car Sales Garage and forecourt on the left and immediately opposite a sign to Portland Street on your right. The property is the second in the terrace. There is room to park the car for unloading but not for permanent parking as access has to be given to neighbouring properties.

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For further information or to arrange a viewing on this property please contact :

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