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& DAVIES**

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BELMONT, BRIDGE STREET, LLANON, CEREDIGION SY23

5HA

£295,000 Ref R/4551/ID

****A most attractive 5 bed (1 en suite) Georgian residence**** Located in the historic coastal village of Llanon ****Only 4 miles north of the popular Georgian harbour town of Aberaeron**** Boasting outstanding sea views over Cardigan Bay ****Recently sympathetically modernised and refurbished to a good standard with a wealth of character features remaining**** ****NO ONWARD CHAIN**** The property lends itself to multi generational living or home with an income ****Can be sold fully furnished (subject to negotiation)**** ****Private parking for 1 car****

The accommodation offers - entrance hall, kitchen/dining room, front double bedroom, downstairs shower room, utility room. First Floor - 2 double bedrooms (1 en suite), 1 single bedroom, lounge, main bathroom. Second Floor - lounge/games room, shower room and 2 double bedrooms.

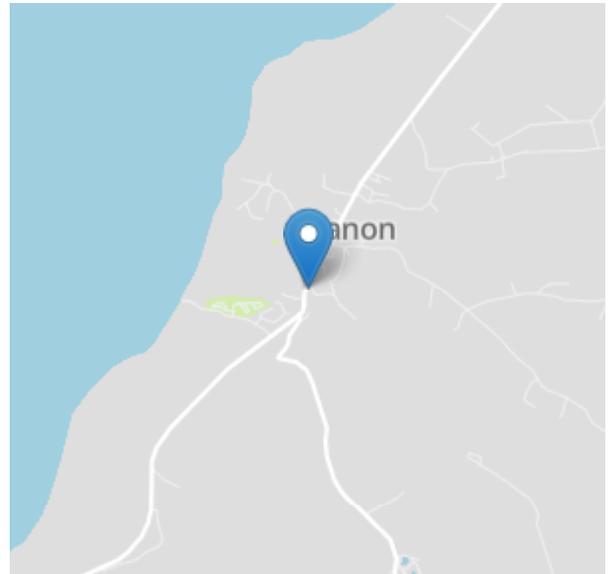
The property is located within the popular historic coastal village of Llanon, which lies alongside the main A487 coast road. The property is a level walking distance to a good range of local amenities including shop, butcher, post office, primary school, public house, places of worship, bus stop and less than a 10 minute walk of the sea front at Llansantffraid. The property is only some 4 miles north of the favoured harbour town of Georgian & Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 13 miles south of the Coastal University & Administrative centre of Aberystwyth.

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Location

From Aberaeron proceed North East on the A487 coast road to the village of Llanon. Proceed into the village, after some 100 yards Belmont will be seen on the right hand side identified by the Agents for sale board.



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GENERAL

Since acquiring the property the current vendors have invested significantly in the modernisation and renovation of the property.

Belmont now offers up to 7 bed accommodation and is set up perfectly for multi generational living or a home with an income. There is also the option to utilise the second floor as a self contained 2 bedroom flat.

The property was previously a post office and village shop and more recently has been used as a successful let.

The vendors have utilised one of the upstairs bedroom as a lounge making the most of the elevated views over Cardigan Bay making it a perfect space to watch the sunset.

The furniture is available - subject to further negotiation.

GROUND FLOOR

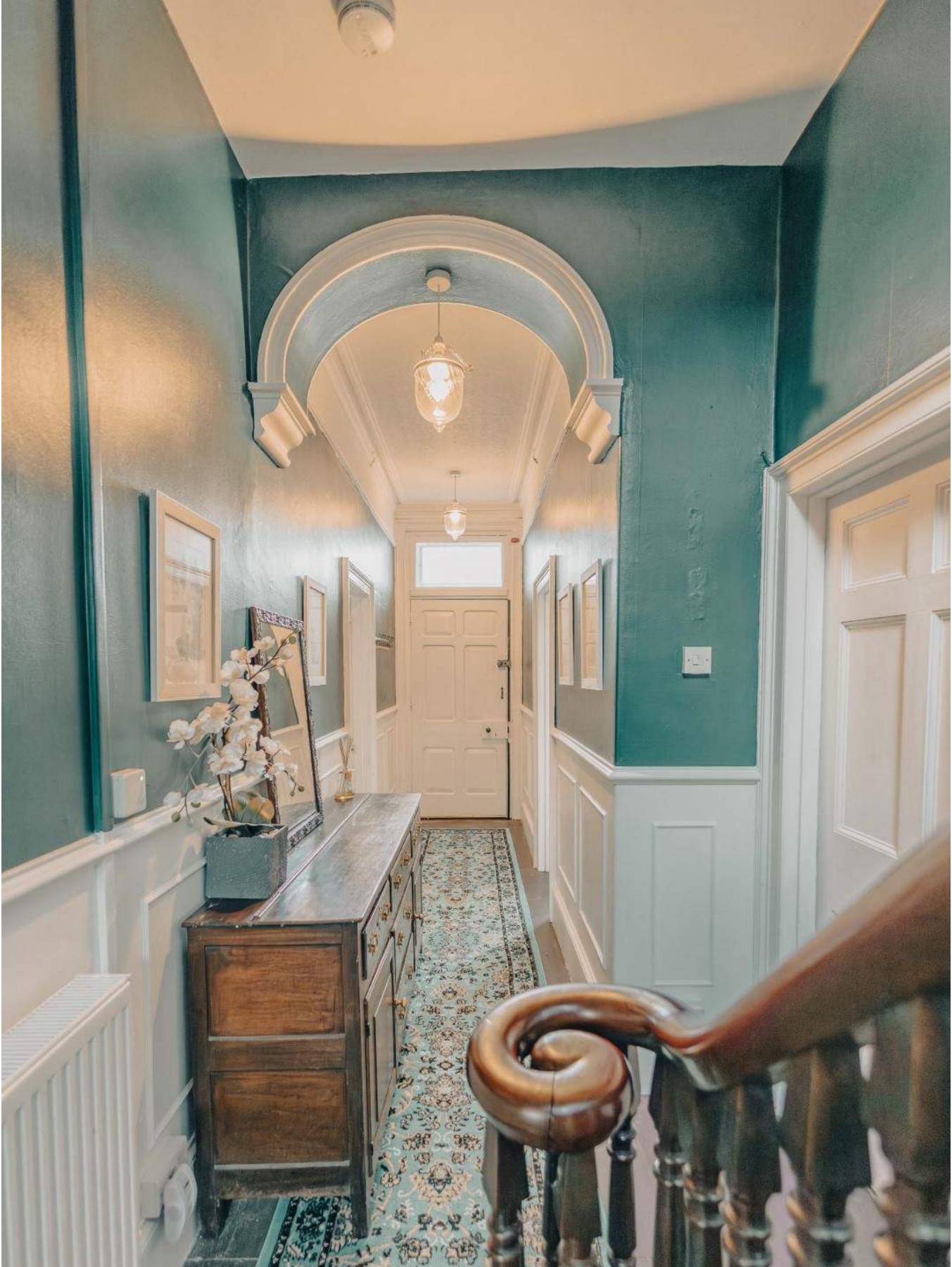
Entrance Hall



Image Caption

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SITE PLANS



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BRIDGE STREET
LLANON
CEREDIGION
SY23 5HA**

For further information or
to arrange a viewing on this
beautiful property, contact us:

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RICS



NAEA
National Association of
Estate Agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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