

*Period 2/3 bedroom cottage with detached garage. Popular coastal village of Llanon, near Aberaeron, West Wales*



**Penllyn, Stryd Fawr, Llanon, Ceredigion. SY23 5HJ.**

**£295,000**

**Ref R/4640/ID**

**\*\* Period coastal cottage \*\* 2/3 bedroom accommodation \*\* Popular village of Llanon \*\* Level walking distance to all village amenities \*\* In need of cosmetic refurbishment \*\* Detached garage \*\* Ample private off-road parking \*\* Good size garden and grounds \*\* Double glazing \*\* Oil fired central heating \*\***

Property comprises of : Entrance Hall, Dining Room, Lounge, Galley Kitchen, Sun Room, Bathroom. First Floor - 2 Double Bedrooms, Shower Room.

The village of Llanon lies along the main A487 coast road and a few minutes walk to the sea front at Llansantffraed. The village offers a shop, Post Office, primary school, places of worship, butchers shop, hairdressers, fish and chip shop and is on a bus route. The Georgian town of Aberaeron is within a 4 miles distance with its comprehensive range of schooling and shopping facilities and is 11 miles south of the coastal town and administrative centre of Aberystwyth.



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## Entrance Hall



5' 5" x 6' 8" (1.65m x 2.03m) with glazed uPVC door, stairs to first floor, coat cupboard, central heating radiator, door leading to -

## Dining Room/Bedroom 3



16' 0" x 9' 5" (4.88m x 2.87m) with dual aspect double glazed windows to front and side, central heating radiator, open fire place with ornate surround, wall lights.

## Lounge

17' 0" x 16' 0" (5.18m x 4.88m) a spacious room with double glazed window to front and side, wall lights, central heating radiator, blocked up fire place, under stairs storage, glazed door leading to -





## Galley Kitchen



6' 2" x 22' 3" (1.88m x 6.78m) with range of fitted base and wall cupboard units with Formica working surfaces above, Zanussi electric oven and integrated microwave, LPG 4 ring gas hob, 1/2 stainless steel drainer sink, plumbing for automatic washing machine. Tiled flooring, 2 double glazed windows to rear, Velux window, space for fridge/freezer, central heating radiator, 6' sliding door into -

## Sun Room

12' 9" x 11' 2" (3.89m x 3.40m) of dwarf wall construction with double glazed windows surround, 2 x Velux windows, tiled floor.





### Downstairs Bathroom

5' 9" x 6' 3" (1.75m x 1.91m) with a 3 piece suite comprising of panelled bath with Triton electric shower above, gloss white vanity unit within inset wash-hand basin, dual flush WC, central heating radiator, tiled walls and floor.



## FIRST FLOOR

### Central Landing

10' 2" x 5' 0" (3.10m x 1.52m) with double glazed window to rear, hatch to loft.



### Double Bedroom 1

16' 2" x 13' 3" (4.93m x 4.04m) (max) with dual aspect windows to front and side, 2 x central heating radiators, airing cupboard housing a copper cylinder tank.



### Shower Room

5' 8" x 8' 3" (1.73m x 2.51m) with 3 piece suite comprising of a corner shower unit with Heatstore electric shower above, pedestal wash-hand basin, dual flush WC, double glazed window to front.



### Double Bedroom 2

16' 3" x 9' 5" (4.95m x 2.87m) with dual aspect windows, central heating radiator.

## EXTERNALLY

### To the side -

Is a tarmac driveway with private parking for 2-3 cars.





### Detached Garage

12' 0" x 20' 0" (3.66m x 6.10m) With up and over door, electric connected.



### Attached Store Room



### Grounds

The property sits in spacious grounds with raised beds, timber shed, variety of mature shrubs, hedgerows and flowers.







## 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 ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto: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

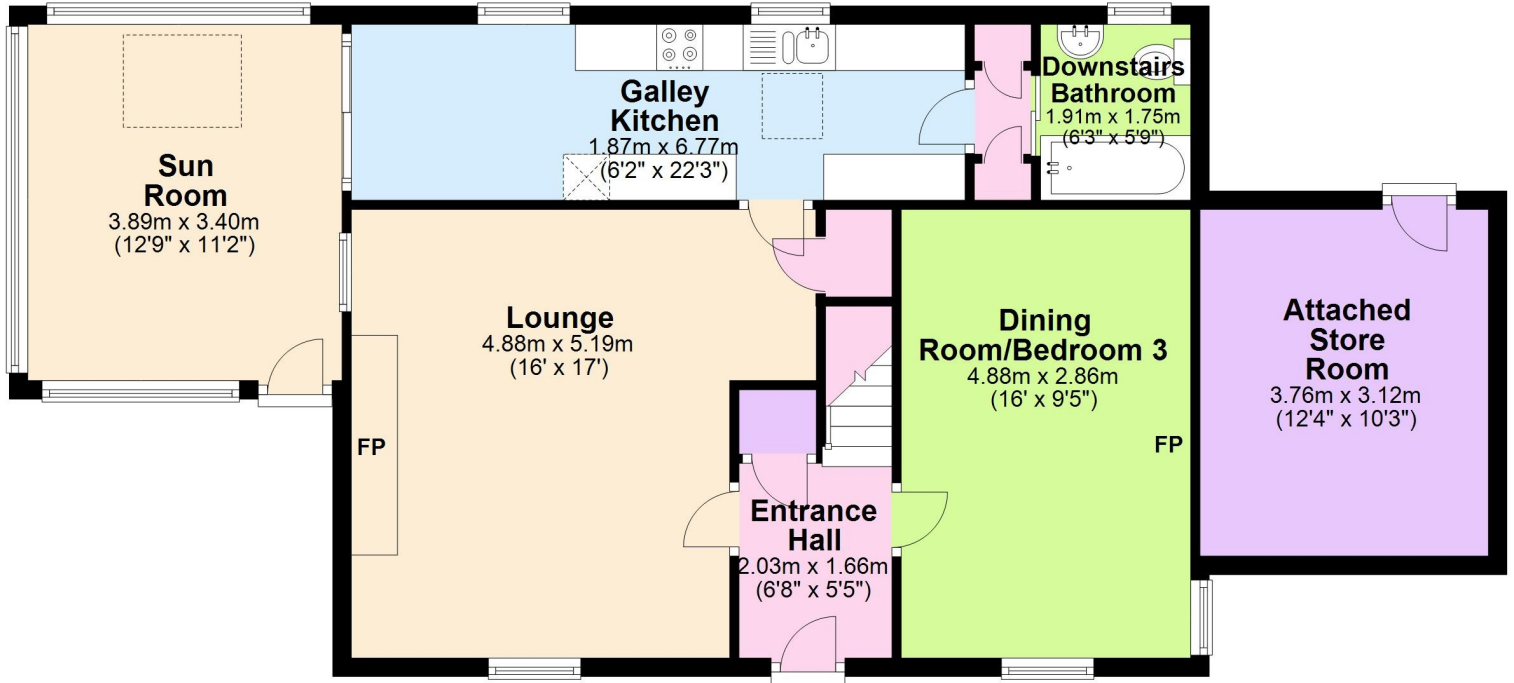
We are advised that the property benefits from : mains water, electricity and drainage. Oil fired central heating.

Council Tax Band : D (Ceredigion County Council)

Tenure : Freehold

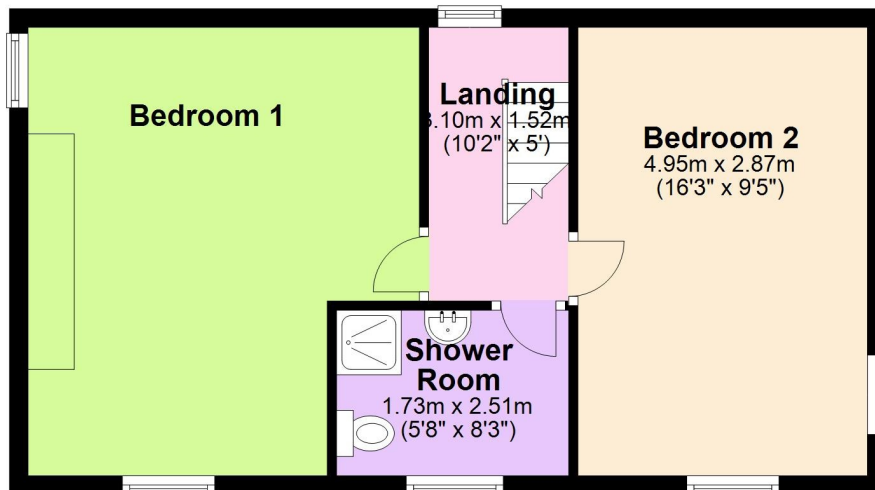
## Ground Floor

Approx. 96.0 sq. metres (1033.3 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 140.2 sq. metres (1508.8 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.

**Penllyn, Llanon**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Off Street. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**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

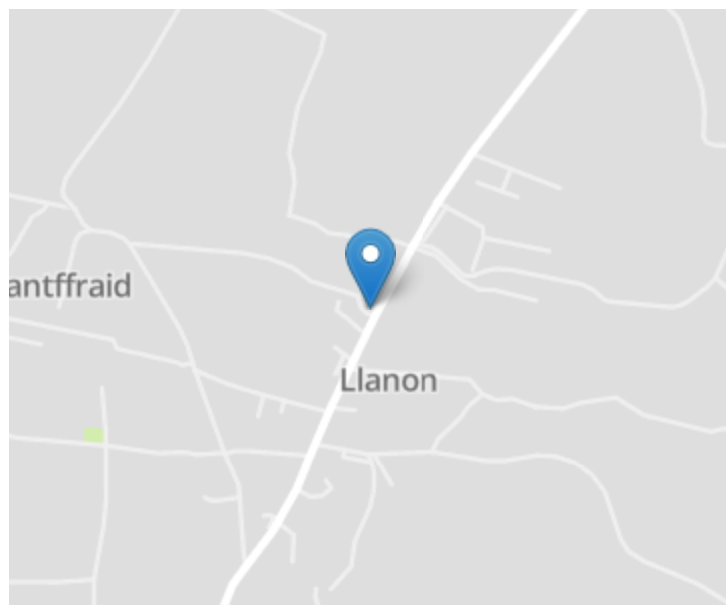
**Is the property listed?** No

**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 A487 coast road from Aberaeron towards Aberystwyth into the village of Llanon and the property will be found as you are leaving the village on the left hand side as identified by the Agents 'For Sale' board.

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

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