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RICS



Since 1989

Comfortable 2 Bed Detached Bungalow set in a large plot. Located in the popular coastal village of Llanon Near Aberaeron.



Y Wern, Stryd Yr Eglwys, Llanon, Ceredigion. SY23 5HT.

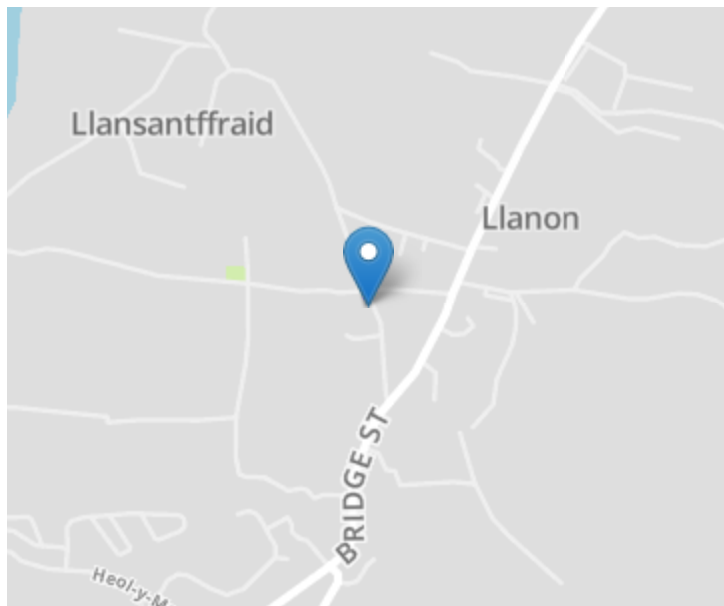
Ref R/3772/ID

£199,950

****Comfortable 2 Bed Detached Bungalow**Set in large garden and grounds**Convenient village location**Level walking distance to all village amenities**5 minutes walk to the beach**2 Double Bedroom Accommodation**In need of some modernisation**Private off road parking****

The property comprises of Ent Hall, Front Lounge, Rear Dining Room, Kitchen, Rear Porch, 2 Double Bedrooms and Bathroom.

Located within the coastal village community of Llanon, a close walking distance to shop, post office, primary school, public house, places of worship. Only 5 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 12 miles from the University & Administrative Centre of Aberystwyth.



THE ACCOMMODATION

Entrance Hall



12' 5" x 4' 2" (3.78m x 1.27m) with half glazed upvc door, laminate flooring, central heating radiator.

Front Lounge

13' 1" x 14' 0" (3.99m x 4.27m) large double glazed window to front, central heating radiator, open fireplace with surround (Currently blocked up). Tiled hearth.



Rear Dining Room

13' 1" x 14' 3" (3.99m x 4.34m) with open fireplace with reconstructed stone surround, tiled hearth, central heating radiator, double glazed patio doors to side.



Kitchen



8' 2" x 12' 0" (2.49m x 3.66m) with a range of base and wall cupboard units with Formica working surfaces above, stainless steel single drainer sink with hot and cold taps, space for electric cooker, tiled splash back, glazed window to rear, half glazed hardwood door to -

Rear Porch

7' 8" x 9' 2" (2.34m x 2.79m) housing the oil fired Worcester combi boiler, tiled flooring.

Front Master Bedroom 1

9' 9" x 12' 6" (2.97m x 3.81m) double glazed window to front, central heating radiator.



Rear Bedroom 2

9' 8" x 10' 6" (2.95m x 3.20m) double glazed window to rear, central heating radiator.



Bathroom

6' 5" x 6' 9" (1.96m x 2.06m) with a corner bath with mains powered shower above, pedestal wash hand basin, low level flush w.c. frosted window to rear, cupboard units, central heating radiator. Dimplex fan heater. Half tiled walls.



EXTERNALLY

The Grounds.

The property is situated on a large plot mostly laid to lawn with many mature shrubs and flowers. There is off road parking for 2 cars to the front.



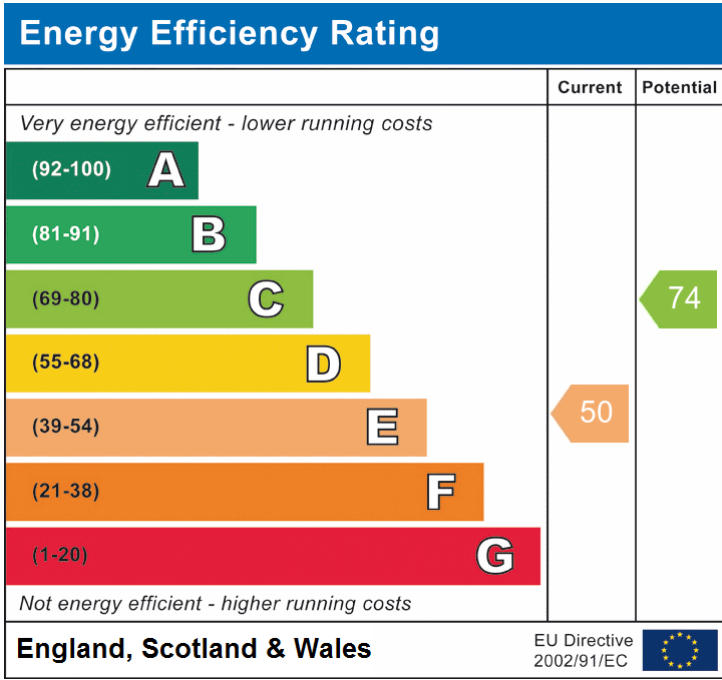


Services

We are advised that the property benefits from Mains Electricity Water and Drainage. Oil Fired Central Heating.

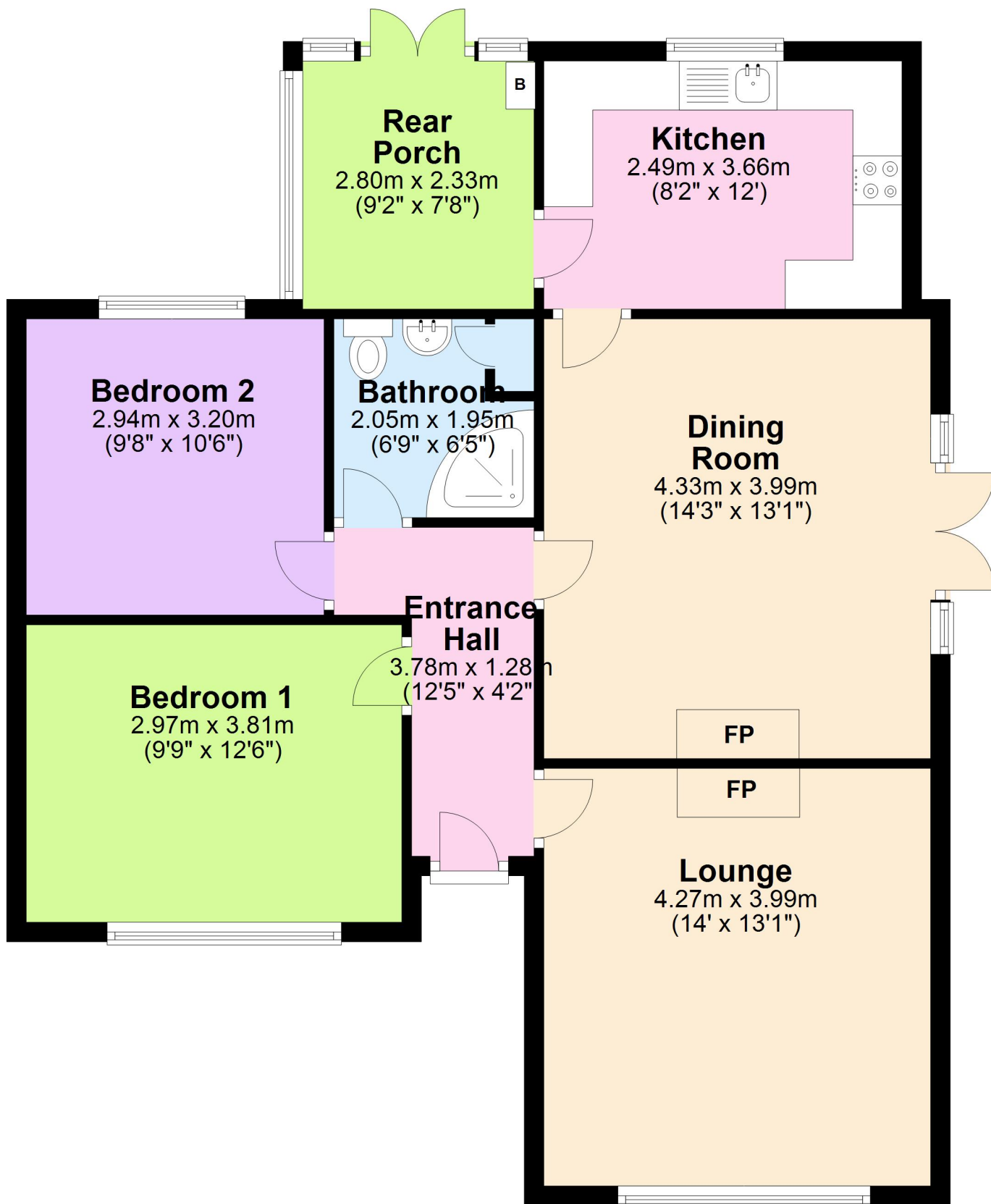
Directions

From Aberaeron this property is best approached by taking the A487 coast road North to the village of Llanon. On entering the village of Llanon, just opposite the butchers shop which is on the right hand side fork left, continue down this lane for some 100 yards and the cottage can be found on the right hand side identified by the Agents for sale board.



Ground Floor

Approx. 81.5 sq. metres (876.8 sq. feet)



Total area: approx. 81.5 sq. metres (876.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Y Wern, Stryd Yr Eglwys, Llanon