

*Attention 1st time buyers. Spacious 3 bed detached home. Private parking. Sea Views. Llanon - Near Aberareon/Aberystwyth -Cardigan Bay - West Wales.*



**Ty Meira, Stryd Yr Eglwys, Llanon, Ceredigion. SY23 5HT.**

**£220,000**

**Ref R/4929/RD**

**\*\*3 Bed detached home\*\*Ideal 1st time buyer opportunity\*\*Great investment\*\*Private parking\*\*Sea Views\*\*Useful outbuildings\*\*Walking distance to village amenities\*\*Deceptively spacious accommodation\*\***

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.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk

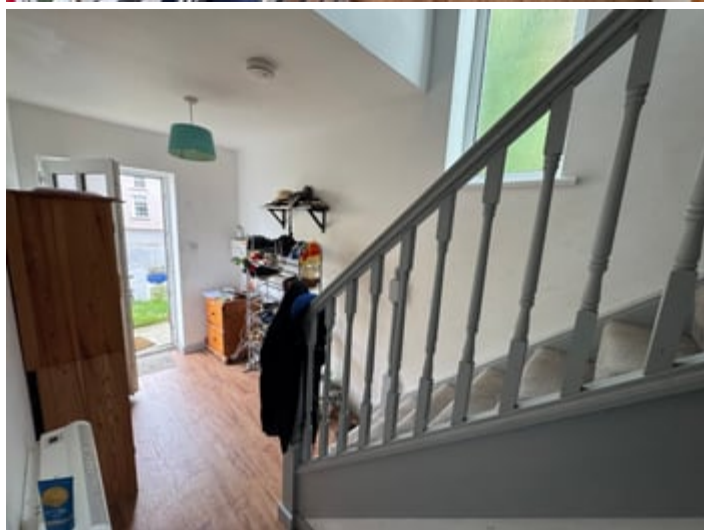


**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GROUND FLOOR

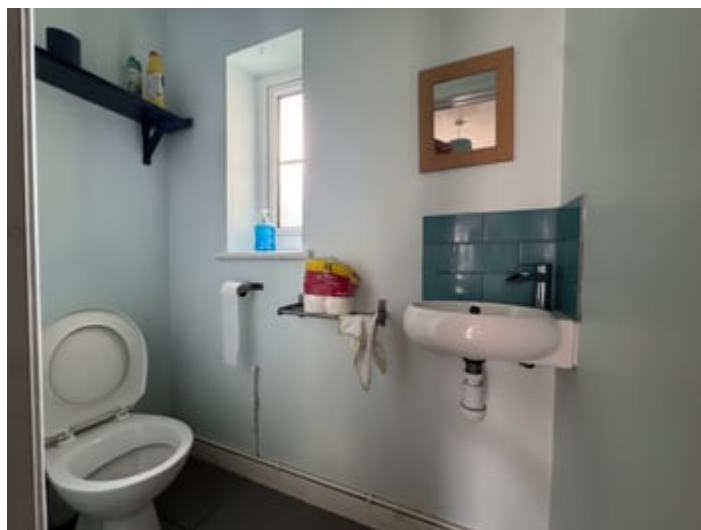
### Reception Hall

6' 3" x 16' 9" (1.91m x 5.11m) with electric heater, understairs cupboard, wood effect vinyl flooring.



### Cloak Room

With w.c. and single wash hand basin.



### Kitchen

10' 9" x 13' 7" (3.28m x 4.14m) with a range of base and wall units, double oven and grill, stainless steel sink and drainer with mixer taps, tile effect vinyl flooring, window to front wood effect worktop, plumbing for washing machine, space for dining table and free standing fridge freezer.

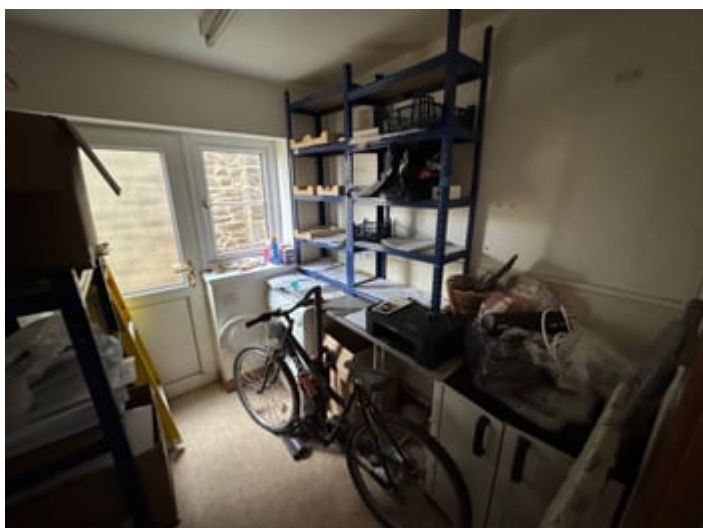






### Utility Room

7' 8" x 6' 4" (2.34m x 1.93m) with plumbing for washing machine, side external door.



### Lounge

14' 6" x 12' 7" (4.42m x 3.84m) with double windows to rear, multiple sockets, tv point, wi fi point.



## FIRST FLOOR

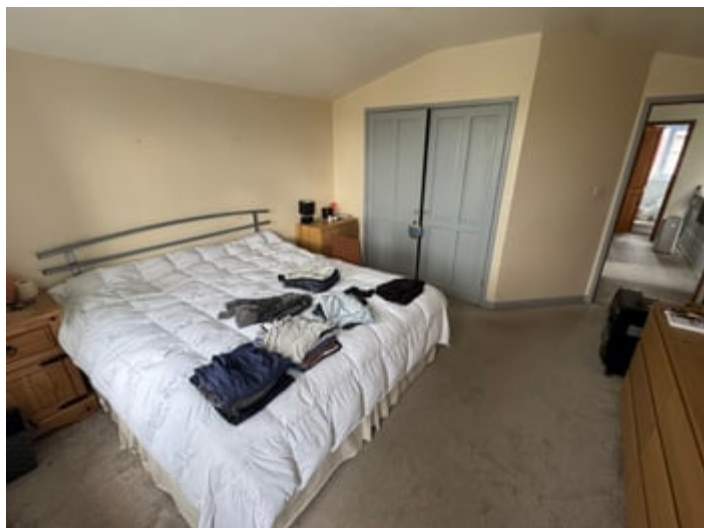
### Landing

Window to rear. Heater. Access to fully insulated loft space with timber ladder.



### Rear Bedroom 1

14' 8" x 12' 8" (4.47m x 3.86m) a double bedroom, windows to rear with coastal views, multiple sockets, built in wardrobe.

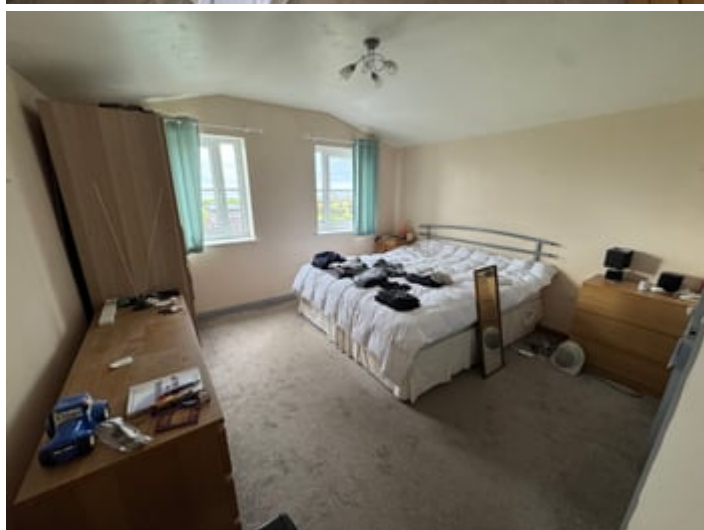


### Bedroom 2

12' 2" x 9' 4" (3.71m x 2.84m) a double bedroom, window to front, multiple sockets.

### Bedroom 3

8' 1" x 7' 3" (2.46m x 2.21m) a single bedroom, multiple sockets, window to front.



### EXTERNALLY



## To The Front

Small fore lawn and garden. Open to street level with pathway.

Side gravel shared driveway leading to private double parking space to rear.



## Enclosed Garden

with extending patio 8'6" x aluminum glass house. Timber shed 8' x 4'.







### Timber Outhouse

With ground floor storage. Steps leading up to first floor studio 12'4" x 8' with distant sea views.



### MONEY LAUNDERING

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

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

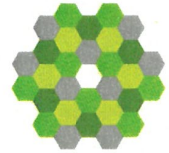
We are advised the property benefits from mains water, electricity and drainage. Electric heating.

Council Tax Band D (Ceredigion County Council).

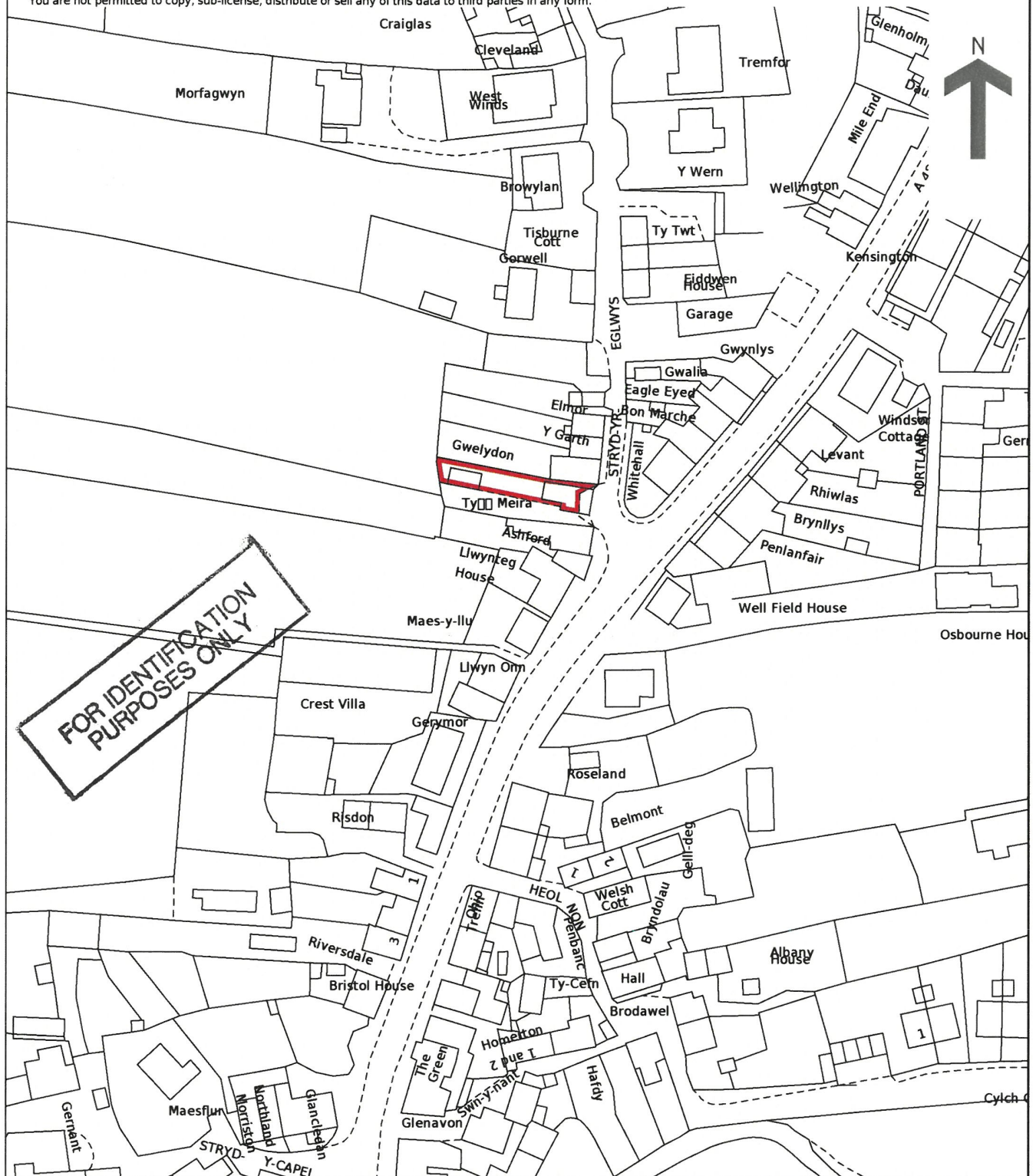
Tenure - Freehold.

HM Land Registry  
Official copy of  
title plan

Title number **CYM559165**  
Ordnance Survey map reference **SN5166NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



© Crown copyright and database rights 2012 Ordnance Survey AC0000851063.  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



## MATERIAL INFORMATION

---

**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (65)

**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

From Aberaeron proceed North East on the A487 coast road to the village of Llanon. Proceed into the village centre, turn left just after the butchers shop and the property will be located in front of you on the left hand side at the entrance to Church Street.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         | 84  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 65      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**