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**RICS**



Since 1989

*Deceptively Spacious 4 Bedroom Detached Bungalow set in generous garden and grounds. Llanon, West Wales.*



**Lucerne 13 James Close, Llanon, Ceredigion. SY23 5HP.**

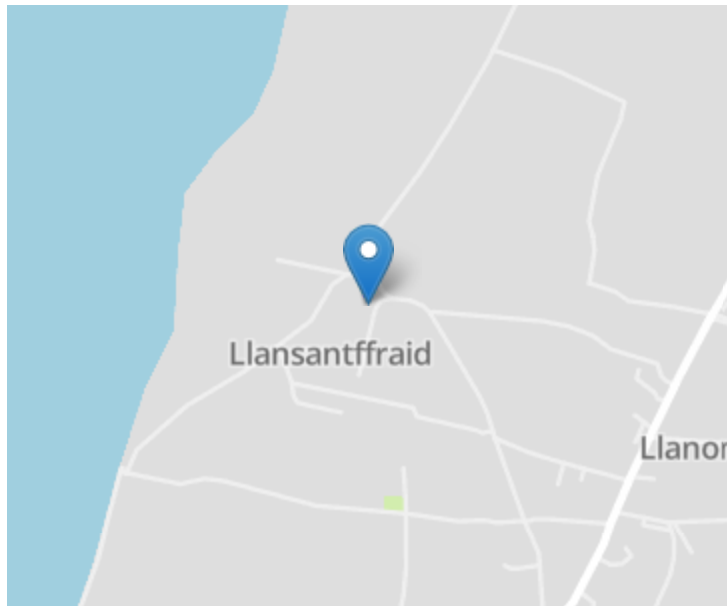
**Ref R/4031/RD**

**£299,950**

**\*\* Deceptively spacious 4 bedroom bungalow \*\* Set in generous garden and grounds \*\* Level walking distance to the Cardigan Bay Coastline and all village amenities \*\* 2 bathrooms \*\* Private parking and double garage \*\* Views towards the Sea \*\* Double glazing & oil fired central heating \*\* Sunny south facing garden \*\* Must be seen to be appreciated \*\***

The property comprises of - Front Porch, Entrance Hall, Kitchen, Lounge /Dining room, Shower Room, 3 Double Bedrooms, 1 single Bedroom, Wet Room. First floor - Boarded loft.

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

### Front Porch

4' 2" x 9' 0" (1.27m x 2.74m) Via recently installed composite door, double glazed window to side, tiled flooring, glazed door into -

### Entrance

10' 0" x 8' 5" (3.05m x 2.57m) With central heating radiator, door into -

### Kitchen

10' 3" x 10' 9" (3.12m x 3.28m) With a range of of oak fronted base and wall cupboard units, formica working surfaces above, Inset stainless steel drainer sink with mixer tap, diplomat electric oven, 4 ring electric hob with extractor hood, integrated dishwasher, tiled flooring, double glazed window to rear and side, space for fridge freezer.



## Shower Room



6' 1" x 6' 9" (1.85m x 2.06m) With fully tiled walls and floor. A white suite comprising of a corner shower unit with dimplex electric shower above, modern grey vanity unit with inset wash hand basin, low level flush WC, frosted window to rear, shaver light and point.

## Double Bedroom 1

10' 2" x 13' 5" (3.10m x 4.09m) A spacious room with double glazed window overlooking rear garden.



## Rear Lounge

13' 5" x 20' 5" (4.09m x 6.22m) A reconstructed stone fireplace with electric fire, (currently blocked up), tiled hearth, two central heating radiators, glazed double doors out to rear patio, glazed side panel, double glazed window to rear overlooking rear garden.





### Passage Way

19' 0" x 5' 9" (5.79m x 1.75m) With access hatch to loft, door into pantry cupboard with plumbing for automatic washing machine.

Loft Room - A converted loft room being fully boarded and insulated. Velux window to rear. Would make a perfect childrens play room/bedroom.

### Dining Room/Single Bedroom 1

6' 7" x 9' 1" (2.01m x 2.77m) with double glazed window to front, central heating radiator.



### Front Double Bedroom 2

8' 6" x 9' 9" (2.59m x 2.97m) With double glazed window to front, central heating radiator, walk in wardrobe, TV point.



### Rear Double Bedroom 3



10' 3" x 8' 6" (3.12m x 2.59m) With double glazed window overlooking rear garden centre heating radiator, TV point.

### Modern Wet Room

7' 2" x 4' 6" (2.18m x 1.37m) With a modern white suite comprising of a gloss white vanity unit with inset wash hand basin, low level flush WC, walk in shower with Mira electric shower above, fully tiled walls, tile flooring, frosted window to rear, shaver light and point.



### EXTERNALLY

#### To the Front

The property is approached by private tarmac drive with parking space for three to four cars, gated and translating to a front patch area laid to slabs being fully enclosed with a lovely glimpse of the sea. There are also arrange reviews for storage sheds in the front .



## Double Garage



16' 0" x 18' 0" (4.88m x 5.49m) With 2 up and over doors, concrete flooring, window terraria, strip lights, power connected.

## Studio / Workroom

7' 6" x 9' 7" (2.29m x 2.92m) A fully insulated cedar wood garden shed (currently used as a studio/workroom).



## Lean To Storage Room

22' 3" x 5' 3" (6.78m x 1.60m) Running the length of the property with exterior doors to both ends, box profile roof.

## To the Rear

IA sunny, south facing enclosed garden mostly laid to lawn being enclosed by fencing and mature hedge rows, raised patio area laid to slabs, artificial grass area with rotary line.





## **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.

## **Services**

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

Council Tax band - D.

Tenure - Freehold.

## **Directions**

From Aberaeron proceed north on the A487 coast road through the village of Aberarth and into the next village of Llanon. As you enter the village you will see a Butcher Shop on the right hand side and take the next fork left and turning down towards Llansantffraed. Follow the coastal road into Llansantffraed and before you reach the Church on the bridge, the property is located immediately on the left hand side just inside James' close.

