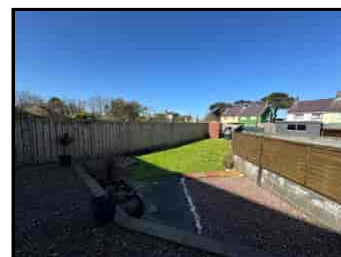


*Attention 1st time buyers/investors. Refurbished 3 bed dwelling. Llanon Near
Aberaeron/Aberystwyth - Cardigan Bay - West Wales.*



10 Cylch Peris, Llanon, Ceredigion. SY23 5HN.

£220,000

Ref R/4623/RD

****Attention 1st time buyers**Attention Investors**Deceptively spacious 3 bed dwelling**Fully refurbished in recent times**New flooring**New kitchen**Fully re-decorated**Replacement windows and doors to kitchen area**New internal doors**Re-configured garden**Walking distance to village amenities**Oil central heating**Excellent standard of living space**A GREAT OPPORTUNITY TO GET ON THE HOUSING LADDER! ****

The property is situated within the popular residential estate of Cylch Peris, being located within the convenient village of Llanon along the A487 coast road. The village offers a range of facilities and amenities including local primary school, places of worship, public house, playing facilities. Access to the All Wales coastal path, village shop and petrol station. The Mid Wales town of Aberystwyth is some 20 minutes drive to the North with its range of services, hospital and University. The popular Georgian town of Aberaeron being some 5 miles drive to the South of Llanon.



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

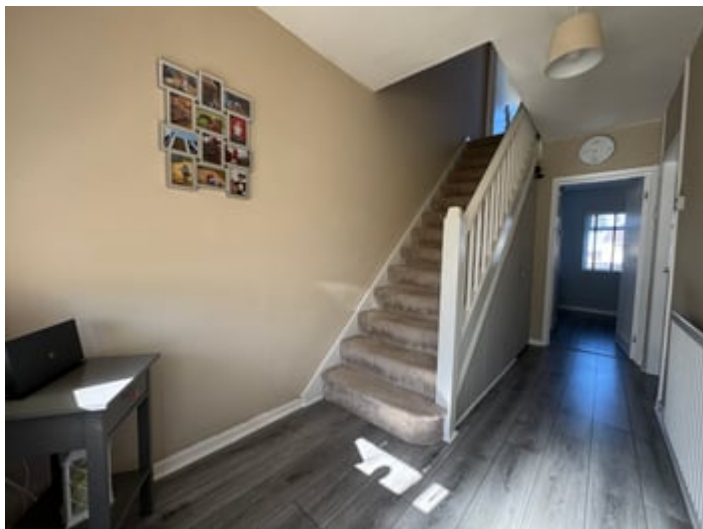
Front Porch



Of block construction with upvc windows and doors to all sides.

Hallway

13' 9" x 6' 3" (4.19m x 1.91m) Accessed via hardwood glazed panelled door, new flooring, radiator, window to front, understairs cupboard, BT Point.



Lounge



14' 1" x 13' 0" (4.29m x 3.96m) a good sized family room with window to front, new flooring, radiator. TV point. Open Plan to -

Dining Area/Extended Lounge



9' 10" x 19' 8" (3.00m x 5.99m) Completely refurbished with new flooring, and replastered and painted walls and ceiling with fitted range of base cupboards, radiator, multiple sockets, BT point, window overlooking rear garden, storage cupboard. Door to -

Kitchen





11' 0" x 9' 8" (3.35m x 2.95m) fully refurbished, stripped back to the brick walls with new plastering and painting, modern range of Grey base and wall units, wood effect work tops, Beco oven and grill, Hoover induction hobs with extractor over, plumbing for washing machine, space for free standing fridge freezer, integrated Beaumatic microwave, tile effect vinyl flooring, multiple sockets, tiled splashback, 1½ stainless steel sink and drainer, mixer tap, dual aspect windows to rear and side garden, glass door to garden.

FIRST FLOOR

Landing



With storage cupboard. Access to loft, radiator.

Bathroom



7' 4" x 4' 4" (2.24m x 1.32m) a modern bathroom suite including panelled bath with shower over, single wash hand basin and vanity unit, rear window, radiator, tiled walls.

W.C.



with rear window, single wash hand basin, part tiled walls.

Rear Bedroom 1



11' 11" x 10' 0" (3.63m x 3.05m) a double bedroom, rear window with distant views over coast and overlooking



garden, multiple sockets, radiator. New carpet.

Front Bedroom 2



Front Bedroom 3



9' 8" x 8' 0" (2.95m x 2.44m) A single room, multiple sockets, radiator. Airing cupboard. New carpet.

Loft Space

A partly boarded loft ideal for storage space.

EXTERNALLY

To the Front



11' 4" x 13' 11" (3.45m x 4.24m) a double room, alcoves, window to front, multiple sockets, radiator. New carpet.





Front Parking forecourt adjoining estate road, side walk way to rear garden.

To the Rear

Accessed from the rear kitchen or side walk way with re-configured garden providing an attractive south facing garden area with extended patio and decorative gravel areas and footpaths leading down to an extended lawn area with a Garden Shed to the rear.





Electricity and Drainage. Oil Central Heating.

Council Tax Band C (Ceredigion County Council).

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

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

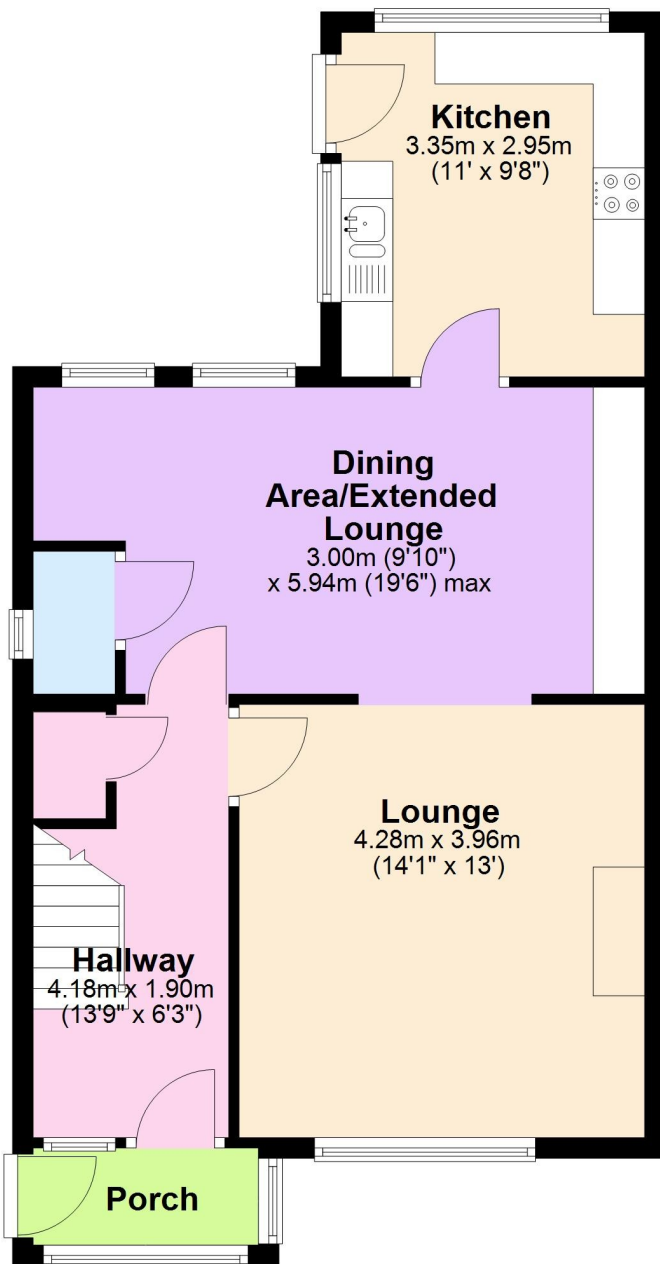
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

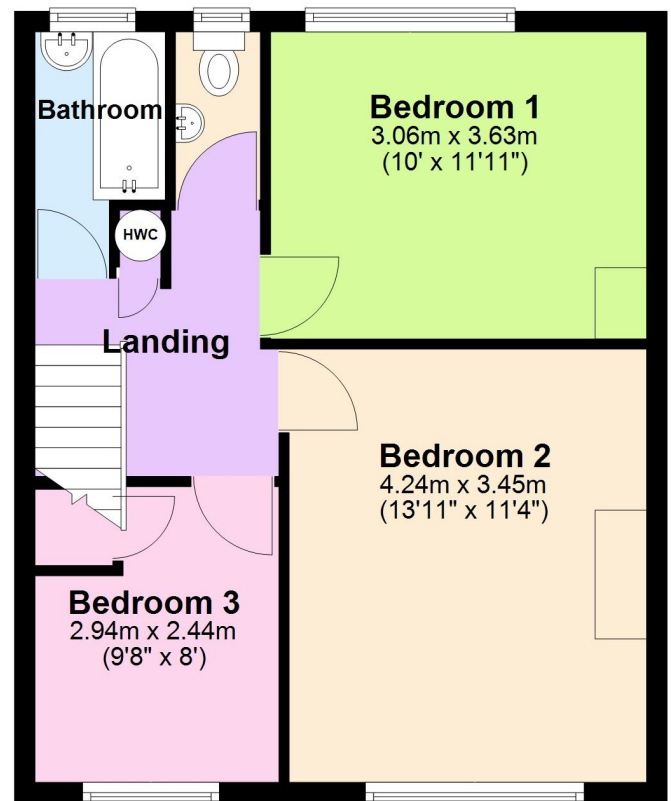
Services

We are advised the property benefits from Mains Water,

Ground Floor



First Floor



Total area: approx. 99.4 sq. metres (1069.8 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.

10 Cylch Peris, Llanon

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (69)

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 Llanon village centre, head North along the A487 taking the last right hand turning into Cylch Peris as you exit the village. Proceed into the estate taking the second right hand exit and the property is located immediately on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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



Regulated by

RICS