

A most attractive Grade II Listed Georgian residence offering 5/6 bed accommodation with 1 bed self contained annexe. In the favored coastal village of Llanon, near Aberaeron - West Wales.



The Green, Bridge Street, Llanon, Ceredigion. SY23 5HA.

£395,000

Ref R/4512/ID

****A most attractive and imposing Grade II Listed Georgian residence**Offering 5-6 bed (2 en suites) accommodation with self contained 1 bed annexe**Located in the favoured coastal village of Llanon**Being a short walk to the renowned Cardigan Bay coastline and All Wales coastal path**A wealth of character features throughout**Private parking**Fully enclosed walled in garden**A SPECIAL HOME FULL OF CHARACTER - WORTHY OF AN EARLY VIEWING ! ****

The property comprises of Entrance Hall, Dining Room, Lounge, Kitchen. First Floor - 4 Bedrooms, 2 En-suites and Main Shower Room. Second Floor - 6th Bedroom. Self contained annexe provides - Front Sitting Room, Kitchen, Bedroom and En-suite.

The property is located in the favoured village of Llanon which lies on the main A487 coast road within a few minutes walk of the sea front at Llansantffraed.

The village offers a shop, post office, primary school, public house, places of worship, butchers, hairdresser, fish and chip shop and is on a bus route. The Georgian town of Aberaeron is within some 4 miles distance with its comprehensive range of shopping and schooling facilities. Llanon lies some 11 miles south of the University and Administration 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

GENERAL

The property is believed to date back to the 1750's and is rumoured to have been a pub called The Green Castle Inn. The property was then extended in the 1880's hence the strong Victorian influence and features.

The property has been sympathetically refurbished and renovated in recent years now offering a character family home with many retained original features.

One of the benefits of the property is its self contained annexe which offers prospective purchasers the opportunity for multi generational living purposes or home with an income.

An internal inspection is highly recommended to appreciate the charm and quality of the property.

GROUND FLOOR

Front Porch

6' 8" x 3' 5" (2.03m x 1.04m) of traditional timber construction with glazed panels, glazed double doors to front, slate flag stone flooring, original hardwood door with lightwell above leading into -



Entrance Hall

17' 2" x 6' 0" (5.23m x 1.83m) with many original features including Victorian mosaic tiled flooring, curbed original staircase rising to first floor, dado rails, decorative arches and

cornices, central heating radiator. Access to cellar. Door into -



Dining Room

14' 3" x 16' 5" (4.34m x 5.00m) with solid oak parquet flooring, attractive Victorian open fireplace with surround, feature wall paneling, dado rail and picture rail, central heating radiator, original door bell, sash window to front, split level into -



Lounge

18' 2" x 13' 2" (5.54m x 4.01m) a spacious yet 'cosy' character room with feature bay window to front, fireplace housing a log burning stove on a tiled hearth, exposed pitch pine floor boards, dado rail, picture rail, decorative cornices, central heating radiator, sash window to side.



Kitchen

16' 3" x 19' 7" (4.95m x 5.97m) with a range of Shaker style base and wall cupboard units with granite working surfaces and upstands above, open inglenook fireplace housing a Leisure electric range oven with 5 ring LPG gas hob above, separate 4 ring LPG gas hob, plumbing for automatic washing machine, Worcester LPG boiler, red quarry tiled flooring, Belfast sink with mixer tap, alcove with space to house an American fridge freezer, double glazed window to rear, hardwood stable door to side, exposed beams to ceiling.



FIRST FLOOR

Galleried Landing

9' 3" x 9' 5" (2.82m x 2.87m) with loft hatch and central heating radiator.



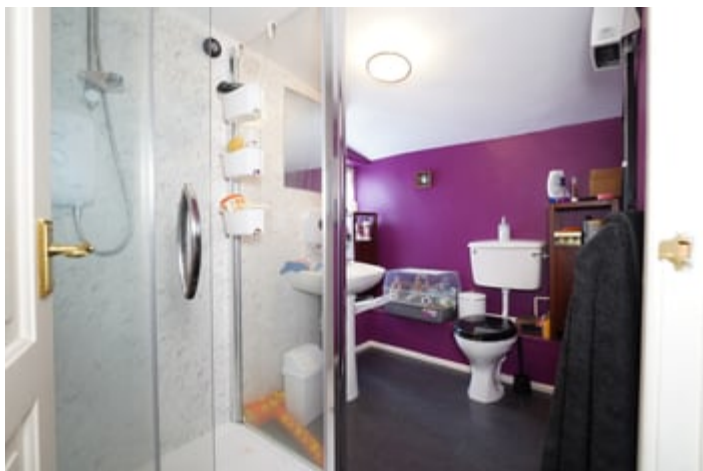
Rear Bedroom 1

13' 5" x 9' 3" (4.09m x 2.82m) a pleasant double room with sash window to rear, alcove for storage. Door into -



En Suite

6' 6" x 9' 6" (1.98m x 2.90m) having a three piece suite comprising of enclosed shower unit with Triton T80 electric shower above, PVC lined boards, low level flush WC pedestal wash hand basin, SIAF wall mounted electric fan heater, window to side.



Shower Room

7' 5" x 9' 0" (2.26m x 2.74m) with enclosed shower with Triton T80 electric shower, PVC lined walls, vanity unit with inset wash hand basin, low level flush WC, SAIF wall

mounted electric fan heater. Window to side.



Bedroom 2

9' 2" x 8' 2" (2.79m x 2.49m) currently used as a hobby room with central heating radiator and window to side.



Front Bedroom 3

11' 8" x 8' 5" (3.56m x 2.57m) with sash windows to front, central heating radiator, exposed floor boards.



Front Bedroom 4

6' 6" x 9' 0" (1.98m x 2.74m) with sash window to front with a glimpse of the sea, central heating radiator.



Office / Snug

16' 5" x 11' 2" (5.00m x 3.40m) with sash window to front, built in cupboard, exposed floor boards, central heating radiator. This room connects the entrance hall into -



Principal Bedroom 5

15' 1" x 16' 5" (4.60m x 5.00m) into feature bay window with glimpses of the sea, a spacious master room with central heating radiator, picture rail, exposed floor boards. Door into -



Inner Passageway

with access to -

En Suite

10' 3" x 11' 4" (3.12m x 3.45m) having a 4 piece suite comprising of an original enamel roll top bath with hot and cold taps above, large walk in shower unit with Triton T80 electric shower, vanity unit with inset wash hand basin, dual flush WC, sash window to rear, panelling to half walls.



Loft Room / Bedroom / Office / Study

9' 0" x 8' 0" (2.74m x 2.44m) with vaulted beams to ceiling, built in shelves and storage cupboard. Door leads into -

Cloak Room

With low level flush WC and pedestal wash hand basin.

THE ANNEXE

SELF CONTAINED ANNEXE

Accessed from the entrance hall. Having the services connected with the main house.

Lounge

11' 8" x 15' 6" (3.56m x 4.72m) with French doors to front with original shutters, open fireplace, central heating radiator. Doorway into -



Kitchen

9' 1" x 7' 7" (2.77m x 2.31m) with fitted base cupboard units with open shelves, space for fridge freezer, plumbing for automatic washing machine, stainless steel inset, 1½ sink, window to rear.



Bedroom

11' 7" x 9' 3" (3.53m x 2.82m) with 2 sash windows. Door into -



Shower Room

10' 8" x 8' 2" (3.25m x 2.49m) with walk in shower with Triton T80 electric shower, low level flush WC, inset wash hand basin, red quarry tiled flooring, half tiled walls, stainless steel towel rail.



Cellar

16' 0" x 12' 5" (4.88m x 3.78m) with 5ft head height. Accessed from the entrance hall via spiral stone staircase.

EXTERNALLY

The Grounds

The property benefits from a fully enclosed walled in garden being low maintenance with Astroturf and flag stones and planted with a plethora of mature shrubs, trees including an olive tree.

The property has a beautiful cottage garden, together with a raised patio area with pergola over.

Useful Outhouse with plumbing and electricity connected for automatic washing machine and tumble dryer.

Stone Storage Building 16' x 5' currently used as a workshop.



Parking

The property benefits from private parking for 2 vehicles with gated access to the rear patio area.

Grade II Listing Details

Large C19 town house in two sections with slate roofs and stone end stacks. Two storeys with 3-window section to R and 3-window canted bay to section to L. White-painted rendered stone. R section has 12-pane hornless sashes and central door in later C19 timber enclosed porch. Porch has half-glazed double doors, sidelights and overlights, also window each side, flat roof with cornice. L. section has hipped roof, painted quoins to L. and canted bay with horned margin-glazed sashes each floor under acute stuccoed gable with blank roundel. Marginally-glazed horned sashes to L. All windows have black painted slate sills.

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

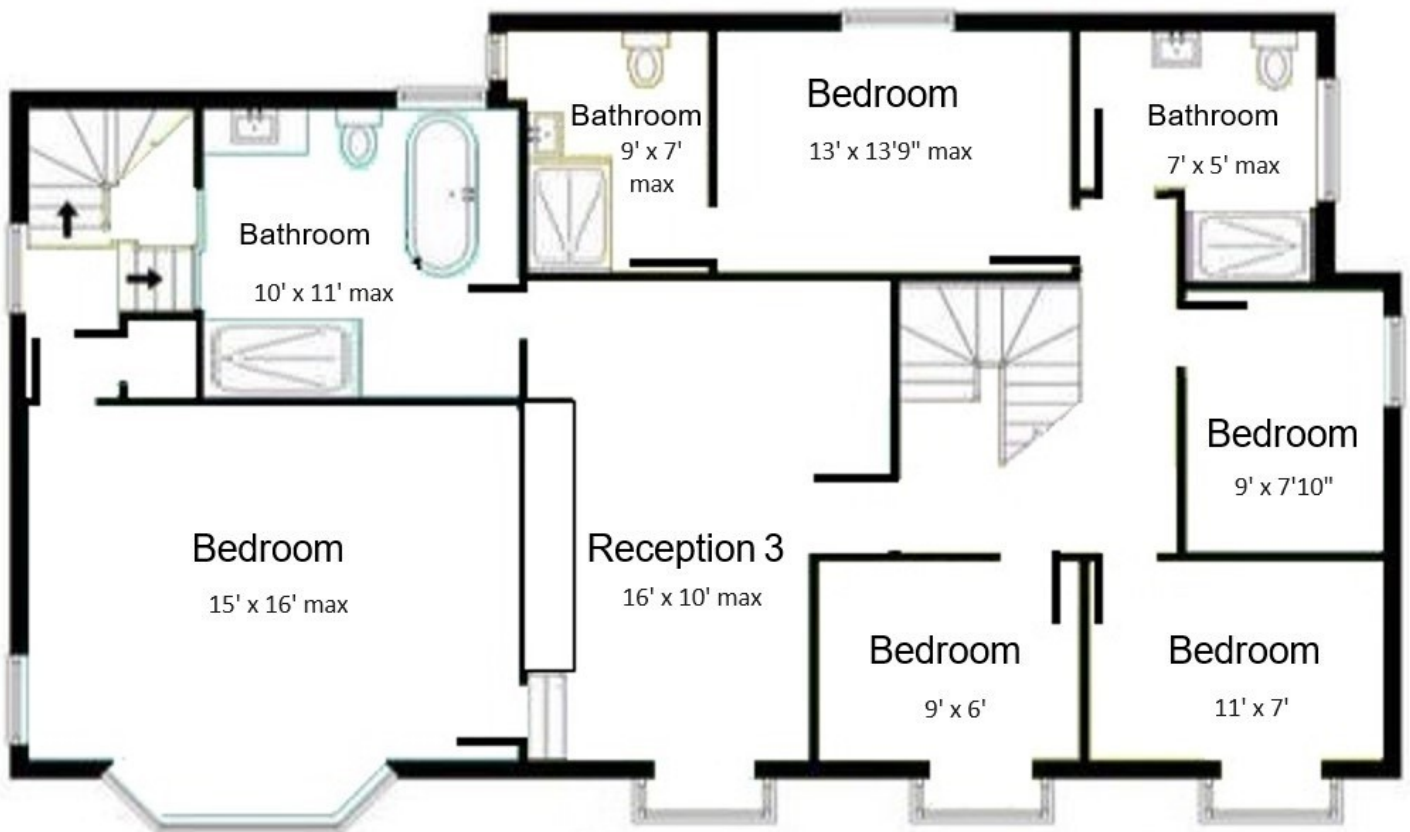
We are advised that the property benefits from mains water, electricity and drainage. LPG gas fired central heating.

Council Tax band - F for main residence. Council Tax Band A for annexe. (Ceredigion County Council).

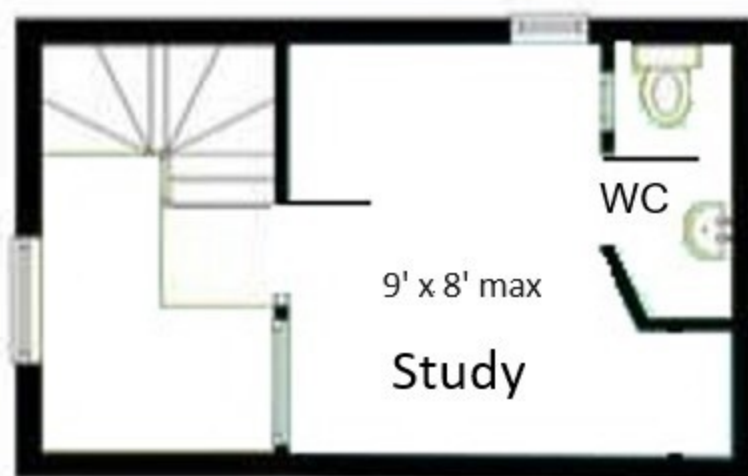
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

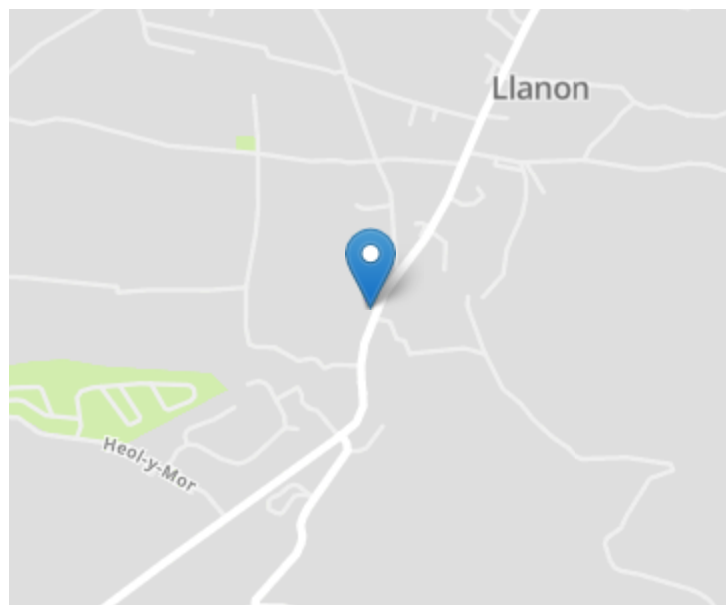
Any risk of coastal erosion? No

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 take the A487 north towards Aberystwyth continuing through the villages of Aberarth and into Llanon. On entering the village of Llanon the property can be found on the right hand side as identified by the agents for sale board.

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

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>



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