

An unique timber frame 2 bed bungalow set within a large plot with potential for re-development (stc). Llanon Near Aberaeron/Aberystwyth - Cardigan Bay, West Wales.



Ty Coed, Llanon, Near Aberaeron, Ceredigion. SY23 5HX.

£159,000

Ref R/5080/RD

****Timber frame and timber clad bungalow dating back some 40 years**CASH BUYERS ONLY**Set within a large plot**Potential for re-development (stc)**Double garage**Ample off road parking**Private rear garden with stream boundary**Attractive setting with countryside outlook**Walking distance to beach and village amenities**Unique and rare opportunity within this favoured coastal village**MUST BE VIEWED TO BE APPRECIATED**Cash Buyers due to unsuitable Mortgage Conditions****

The property is situated within the coastal village of Llanon, strategically positioned along the A487 coastal trunk road. The village offers good level of local amenities and services including primary school, village shop and post office, filling station, takeaway, public house, hairdressers and good public transport connectivity. The Georgian harbour town of Aberaeron is some 10 minutes drive to the south offering secondary school, leisure centre, community health centre, traditional high street offering, renowned local cafes bars and restaurants. The university town of Aberystwyth with its regional hospital and network rail connections is less than 30 minutes drive to the north.



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GENERAL

A rare and unique opportunity within this favoured coastal village to purchase an original timber frame property dating back some 40 years or so.

The construction of the property would be questionable for a mortgage purposes and the vendors has expressed a desire for cash buyers only.

The dwelling is situated within a large commodious plot with private rear garden and stream boundary with a wonderful outlook over the adjoining countryside and woodland.

It is considered that the building has potential for full re-development for a new dwelling, subject to the necessary consents.

The plot benefits from ample off road parking from the adjoining county road.

The accommodation provides more particularly as follows -

Front Porch



Accessed via double glass panel doors, 2 side windows. Into -

Lounge



23' 5" x 11' 6" (7.14m x 3.51m) with tiled fireplace, surround and hearth, patio door to rear patio and garden, windows to side, 2 x radiators, multiple sockets, tv point, sliding patio door into -

Conservatory

9' 1" x 10' 8" (2.77m x 3.25m) with floor to ceiling upvc windows to all sides, side patio door to garden, radiator, tiled flooring.



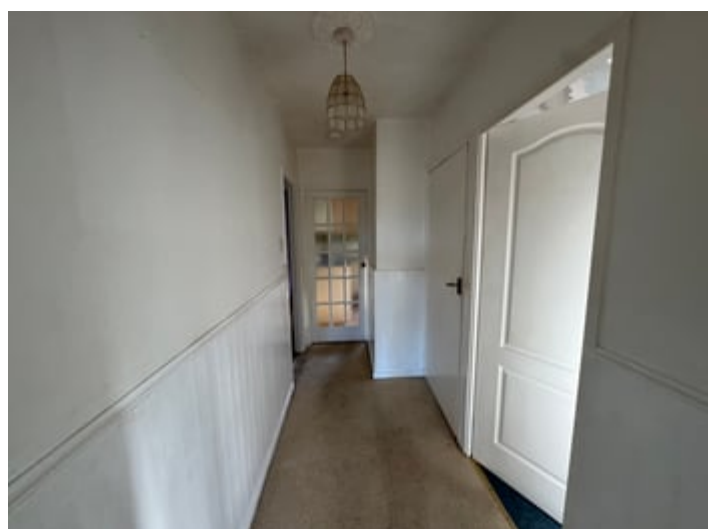


Bedroom 1



10' 6" x 9' 8" (3.20m x 2.95m) accessed from the lounge to a double bedroom with window to front, multiple sockets, radiator.

Inner Hallway



With airing cupboard. Access to Loft. BT Point.

Bathroom



8' 1" x 8' 0" (2.46m x 2.44m) with panelled bath with shower over, single wash hand basin and vanity unit, dual flush w.c. radiator.

Bedroom 2



10' 7" x 12' 6" (3.23m x 3.81m) a double bedroom, window to front, radiator, multiple sockets.

Kitchen



12' 7" x 11' 6" (3.84m x 3.51m) with a range of oak effect base and wall units, formica worktop, 1½ stainless steel sink and drainer with mixer tap, housing a Worcester oil boiler, space for electric cooker, oak effect vinyl flooring, side door to parking and garden areas.

EXTERNALLY

To the Front





The property is approached from the adjoining county lane via a tarmacadamed forecourt with space for 3+ vehicles to park.

Separate footpath leading through to the front of the property with surrounding footpath leading through to -

Rear Patio Area



With glasshouse. Steps leading down to -

Extended Garden Area

Laid to lawn with mature trees and planting to borders with stream boundary. Having a wonderful outlook over the adjoining countryside and woodland.



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

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 that the property benefits from mains water

and electricity. Private Bio Duct Drainage. Oil Central Heating.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Construction Type

Timber frame and timber clad

EPC Rating: D (57)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

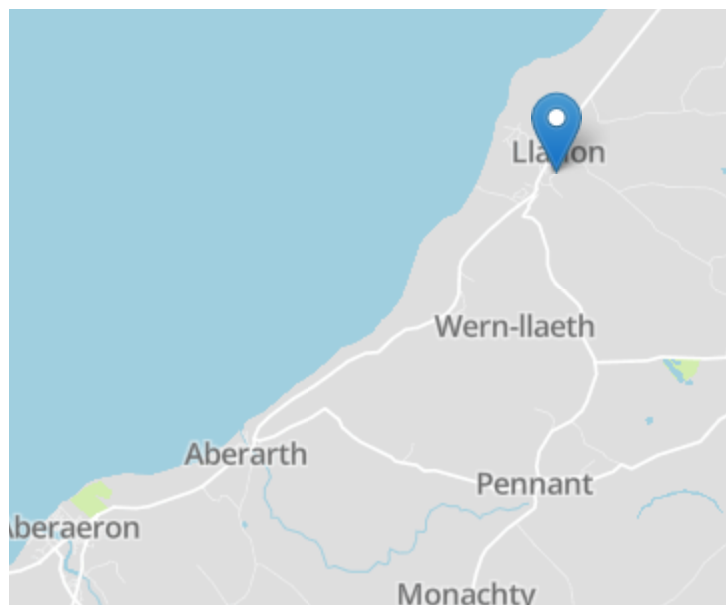
Any risk of coastal erosion? No

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

Heading north from Aberaeron on the A487, proceed for approximately 4 miles, passing through the village of Aberarth and entering into Llanon. On entering Llanon, pass the bus stop on your left hand side and over the bridge, take the next right hand turning onto Heol Non. At this point you will travel through a narrow street to a cluster of historic properties and continue along the road, along Cylch Cledan (A row of semi detached homes), proceed for a further 500 yards and Ty Coed is the second property on the right hand side as you travel along the lane, as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 :

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