

Regulated by:



Since 1989

Delightful traditional Welsh Cottage in a Coastal Hamlet. Cardigan Bay - West Wales.



Hafan Llansantffraed, Llanon, Ceredigion. SY23 5HS.

Ref R/2791/DD

£225,000

****Coastal Cottage**Convenient yet quiet coastal hamlet**Cardigan Bay Coast**West Wales****

The accommodation provides 21' Entrance Hall, Bathroom and w.c. 2 Bedrooms, Kitchen, Character Sitting Room.

This detached cottage offers most charming accommodation. Located within its own spacious grounds, all easily maintained with garage and private parking. Within a cluster of Period stone cottages in quiet surroundings. A 5 minutes walk to the sea front and the All Wales Coastal Path. Only a 10 minute walk from the village of Llanon which offers a good range of local amenities including shop, post office, primary school, pub, places of worship and is on a bus route. Some 4 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 13 miles from the Coastal University and Administrative Centre of Aberystwyth. 15 miles University town of Lampeter.

THE ACCOMMODATION

Entrance Hall

21ft in length with laminate floor, 2 velux windows, upvc double glazed entrance door. Central heating radiator.



Bathroom

8' 3" x 5' 9" (2.51m x 1.75m) with laminate flooring, a White suite provides a panelled bath with a Heatstore shower unit over, pedestal wash hand basin, low level flush toilet, fitted wall cupboard, central heating radiator. Front aspect window.



Double Bedroom 1

11' 9" x 10' 1" (3.58m x 3.07m) (max) with central heating radiator, built in wardrobe, exposed ceiling beams, rear aspect window.



Double Bedroom 2

11' 7" x 10' 8" (3.53m x 3.25m) with central heating radiator, exposed timber floor, rear aspect window, built in wardrobes, exposed ceiling beams, central heating radiator.





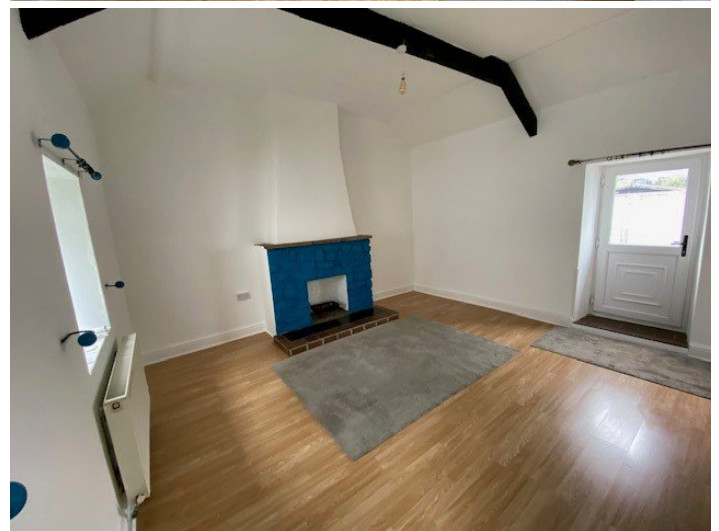
Kitchen

11' 7" x 6' 8" (3.53m x 2.03m) with exposed timber floor, walls panelled to dado level, part tiled walls, fitted range of Pine base and wall cupboard units with Pine worktops, an inset Belfast sink h&c, wall plate racks, Worcester oil fired central heating combi boiler, electric oven, breakfast bar, rear aspect window, hatch to insulated Loft.



Character Sitting Room

15' 3" x 15' 0" (4.65m x 4.57m) with laminate flooring, exposed part A beams, open fireplace, 2 central heating radiators. Rear aspect window. Front half glazed entrance door.



EXTERNALLY

To the Front

Tarmacadamed driveway with a quality heavy entrance gate leading through to inner parking area.

Detached Garage

14' 0" x 12' 0" (4.27m x 3.66m) with automatic up and over door, Belfast sink h&c.

There is also a pedestrian access way to the rear of the cottage.

The Grounds

The grounds comprise of a walled in garden, easily maintained provides a concealed gravelled south facing sitting out area, fruit garden, vegetable garden.

Aluminium Greenhouse.

Small Summer House.

Cedarwood Garden Shed

Child's Play House.



Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating.

Directions

From Aberaeron proceed North East on the A487 coast road through the first village of Aberarth to the next village of Llanon. When you drive into the village of Llanon you will see a butcher shop on the right hand side. Take the fork left hand turning opposite. This will take you down to Llansantffraed. Follow this road until you get to the church. Turn left by the church and then immediate fork left and this cottage will be the first on the left hand side identified by the Agents for sale board.

