

*A most attractive 2 bed detached cottage set in marvelous gardens and grounds. Popular coastal village of Llanon Near Aberaeron - West Wales.*



Caerglyn, Heol Llain Prys, Llanon, Ceredigion. SY23 5JA.

£289,950

Ref R/4582/ID

**\*\*A most attractive detached 2 bed cottage\*\*Set in delightful gardens and grounds\*\*Located at the end of a private track in the popular coastal village of Llanon\*\*Private and peaceful location\*\*Recently installed air source heating system and 9pv solar panels\*\*Highly efficient property\*\*Ample private parking\*\*Double glazing throughout\*\*Level walking distance to all village amenities and the Cardigan Bay coastline\*\***

The property comprises of - front entrance porch, kitchen, dining room, character lounge, 2 double bedrooms and showeroom.

The property is situated at the end of a private track within the coastal village of Llanon. The property is located within an easy walking distance of all village amenities including public house, village shop, butcher, hairdressers, places of worship, primary school and easy access to the All Wales coastal path. The property lies some 5 miles north of the Georgian harbour town of Aberaeron with its wider range of services and facilities including health and education and being within some 20 minutes drive of the larger regional centre of Aberystwyth providing university and hospital facilities.



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

## THE ACCOMMODATION

### Front Entrance Porch

7' 5" x 4' 3" (2.26m x 1.30m) via half glazed upvc door with upvc glazed surround, red quarry tiled flooring, glazed door into -



### Kitchen

12' 9" x 10' 5" (3.89m x 3.17m) with range of fitted base and wall cupboard units with marble effect work surfaces above, inset stainless steel drainer sink, Hotpoint eye level electric oven, plumbing for automatic washing machine, red quarry tiled floor, double glazed window to front, central heating radiator. Door into -



### Dining Room

12' 3" x 10' 4" (3.73m x 3.15m) a spacious room with double glazed window to front, central heating radiator, broadband point. Doorway into -





### Character Lounge

18' 0" x 15' 2" (5.49m x 4.62m) a lovely comfortable lounge with multi fuel stove on a raised slate hearth with exposed stone chimney breast, 12' sliding doors leading out to the garden, 2 central heating radiator, double glazed window to side, access hatch to loft, TV point.



### Inner Hallway

7' 8" x 2' 9" (2.34m x 0.84m) access hatch to loft.



### Double Bedroom 1

12' 1" x 12' 6" (3.68m x 3.81m) with double glazed window to rear, central heating radiator, cupboard housing hot water tank.



### Double Bedroom 2

8' 4" x 7' 8" (2.54m x 2.34m) with double glazed window to rear, central heating radiator.



### Shower Room

8' 10" x 12' 4" (2.69m x 3.76m) with raised enclosed shower unit with Heatstore electric shower above, pedestal wash hand basin, low level flush w.c. central heating radiator, frosted window to rear.



### EXTERNALLY

#### To the front

To the front is approached via a private drive which the benefits from a full right of way over. Gated concrete driveway with ample parking and turning space for 2 cars.



## The Grounds

The main attraction of this property is its delightful garden and grounds.

The grounds are mostly laid to grassed areas that benefit from a variety of trees, shrubs and flowers.

Trees include monkey puzzle tree, magnolia and palm trees.

There are also fruit trees including apple and pear together with gooseberry and blackberry bushes.

The grounds are fully enclosed via an traditional stone wall with mature hedgerows above providing privacy and peace. Providing a lovely area to sit out to listen to bird song.

There are also raised vegetable beds.

8' x 12' Greenhouse.

A wildlife pond with a water pump.





**Detached Workshop**

10' 0" x 20' 0" (3.05m x 6.10m) of timber frame construction under a box profile roof with power and light connected and work benches making a great hobby room/workshop.



**Range of useful outbuildings**

Including -

Lean to shed 11' x 6'4" with power and light connected with work benches.

Log store.



### Summer House

11' 3" x 10' 0" (3.43m x 3.05m) of timber frame construction with glazed double doors to front.



### 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](mailto:aberaeron@morgananddavies.co.uk)

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

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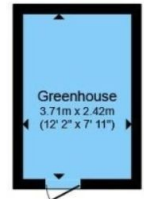
### Services

The property benefits from mains water, electricity and drainage. Air source heating system. 9pv solar panels.

Council Tax Band D (Ceredigion county council).



**Floor Plan**



**Outbuilding**





## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply. Solar PV Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Level access.

**Mobile Signal**

4G data and voice

**EPC Rating:** B (85)

**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 head North along the A487 coast road passing through the village of Aberarath and into Llanon, Continue into the village of Llanon, proceeding past the butchers on your right and Lewis Motors car garage on your left. Continue for approximately 300 yards you will see Alan Hopkins Car Garage on the left hand side, immediately before this on the right hand side there is a private access lane as identified by the agents for sale board and the property will be the last property on the right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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](mailto:aberaeron@morgananddavies.co.uk)

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



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