

Attention 1st time buyers. Attention investors. Brand new 3 bed semi detached home set within large plot with private parking. Sought after development. Llanon. Near Aberaeron/Aberystwyth. West Wales.



5 Lon Cledan, Stad Craig Ddu, Llanon, Ceredigion. SY23 5AQ.

£255,000

R/5025/RD

**** Attention 1st time buyers ** Attention investors ** Attractive 3 bedroom semi-detached home ** Brand new build ** Private parking ** Large private rear garden ** Private setting with no overlooking ** The last new build property on this popular coastal development ** Walking distance to village amenities ** ONLY 1 LEFT ** Highly efficient home with low running costs ****

The property is situated within the popular Crag Strad Ddu development on the southern fringes of the coastal village of Llanon. The village offers a good level of local amenities and services including primary school, village shop and post office, public house, petrol station, take away and good public transport connectivity to Aberaeron and Aberystwyth. The university town of Aberystwyth is some 20 minutes drive to the north offering a good level of amenities and services including regional hospital, Network Rail connections, National Library, Welsh Government and Local Authority offices, traditional high street offerings, retail parks and industrial estates. The Georgian harbour town of Aberaeron is some 5 minutes to the south offering a comprehensive school, community health centre, local shops, cafes, bars and restaurants.



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GENERAL

A brand new 3 bedroom semi-detached home ideal for those seeking to get onto the housing ladder. Highly efficient with low running costs. The final home to be developed on this popular coastal development. One of the largest plots on Stad Craig Ddu. Must be viewed to be appreciated.

The accommodation provides more particularly as follows:

GROUND FLOOR

Entrance Hallway



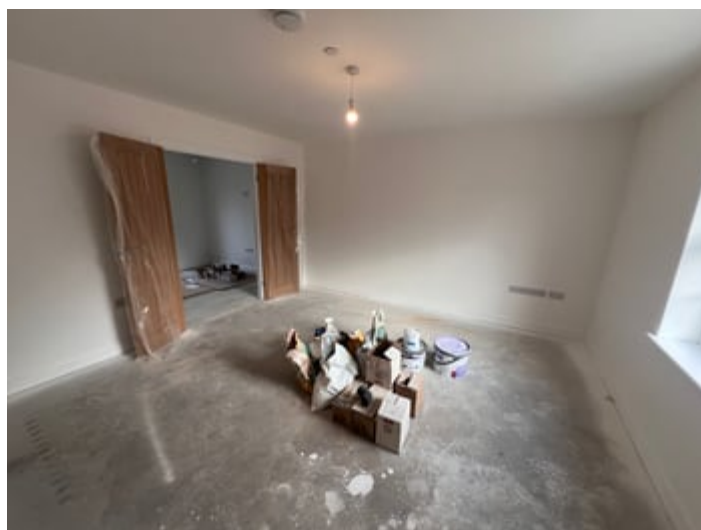
10' 1" x 6' 1" (3.07m x 1.85m) accessed via composite door with fanlight over, stairs to first floor, heater, understairs storage space.

WC



WC, heated towel rail, single wash hand basin, half tiled walls and flooring.

Lounge





13' 1" x 13' 6" (3.99m x 4.11m) window to front, heater, multiple sockets, double oak doors into:

Kitchen/Dining



8' 7" x 19' 3" (2.62m x 5.87m) high quality dark green base and wall units with quartz worktop, Caple oven and grill, Caple induction hob with extractor over, stainless steel sink with mixer tap and quartz drainer, plumbing for washing machine, fitted fridge/freezer, heater, tiled flooring, space for dining table, double glass doors to garden, spotlights to ceiling.



FIRST FLOOR

Landing



With access to loft, heater.

Bathroom

6' 2" x 6' 6" (1.88m x 1.98m) panelled bath with shower over, WC, single wash hand basin, heated towel rail, tiled flooring, spotlights to ceiling, rear window.



Rear Bedroom 1



11' 9" x 9' 3" (3.58m x 2.82m) double bedroom, window to rear, multiple sockets, heater, TV point.

En-Suite





3' 1" x 7' 6" (0.94m x 2.29m) corner enclosed shower, WC, single wash hand basin, heated towel rail, part tiled walls, tiled flooring.

Front Bedroom 2



9' 7" x 11' 2" (2.92m x 3.40m) double bedroom, window to front, heater, multiple sockets, TV point.

Front Bedroom 3



7' 8" x 6' 8" (2.34m x 2.03m) double bedroom, window to front, multiple sockets, airing cupboard and separate fitted cupboard.

EXTERNALLY

To The Front





The property is approached from the estate road onto a private drive with access to private parking areas. Front garden laid to lawn and footpath to front of the house and leading through to:

To the Rear

Fully enclosed rear garden with 6' panel fencing providing one of the largest garden plots on the estate with extending patio area from the dining area and garden laid to lawn.



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.

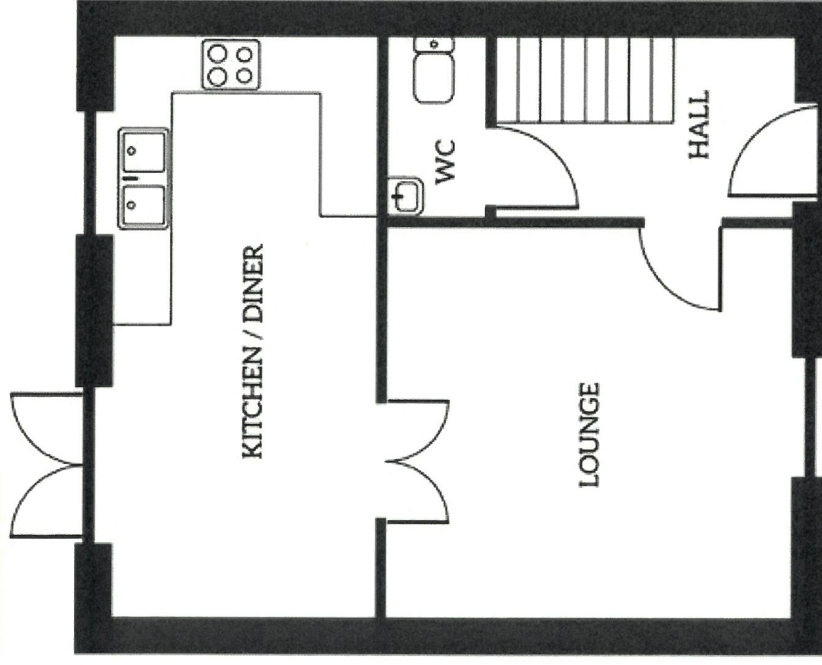
VIEWING

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'.

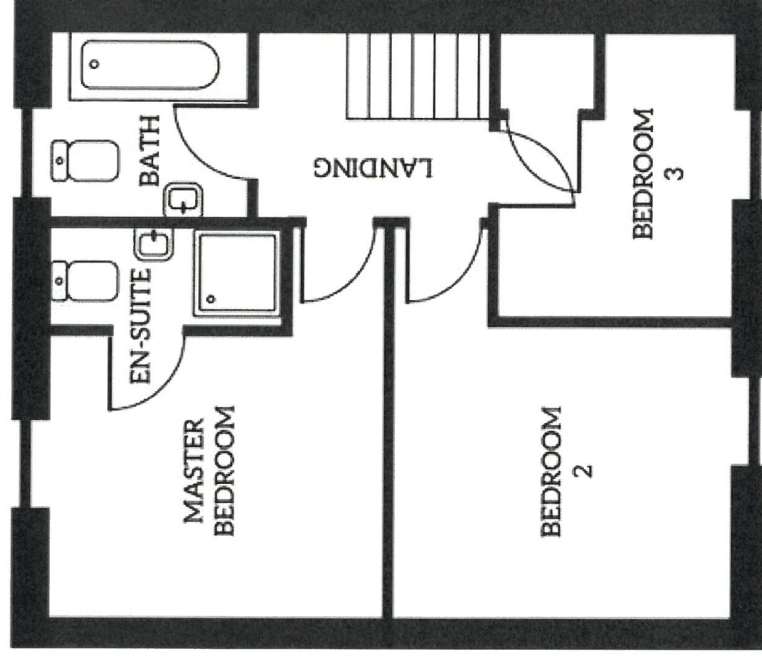
To keep up to date please visit our Website, Facebook and Instagram Pages

Ground Floor



KITCHEN / DINER: 6m x 2.75m
LOUNGE: 4.04m x 4.2m
HALL: 1.9m x 3.2m
WC: 1.9m x 1m

First Floor



MASTER BEDROOM: 2.9m (min) x 3.45m
BEDROOM 2: 3.01m (min) x 3.44m
BEDROOM 3: 2.93m x 2.49m (max)
EN-SUITE: 1m x 2.5m
BATH: 1.93m x 2.05m
LANDING: 1.93m x 2.35m
AC: 0.8m x 1m

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

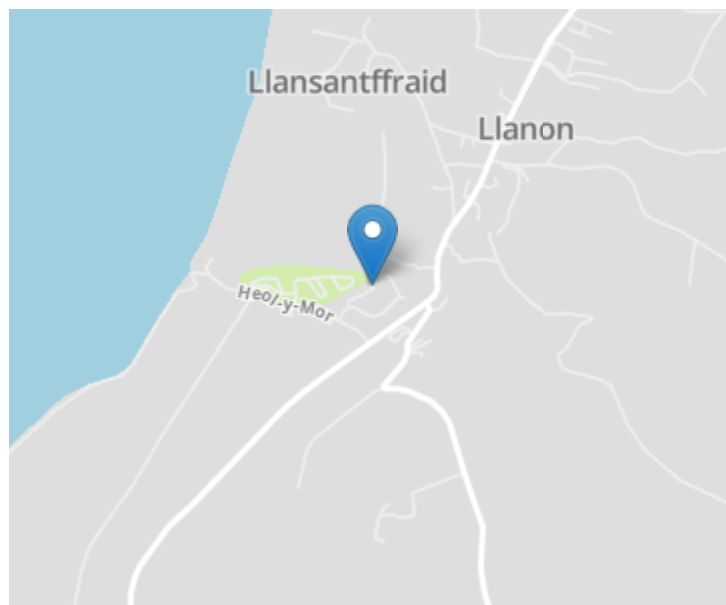
Any risk of coastal erosion? No

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 on the A487 through the village of Aberarth. After a further 2 miles you will enter the village of Llanon. On entering the village of Llanon, take the first left hand exit onto Heol y Mor and proceed down the road until you reach the entrance to Stad Craig Ddu. Turn into the estate and continue along the main estate road to the very end bearing left onto Lon Cledan where the property is easily identified by the Agents for sale board.

For further information or
to arrange a viewing on this
property please contact :

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