

**AFFORDABLE HOME.** *Attention 1st time buyers. High quality 2 bedroom semi-detached home. Set within large plot. Llanon. Near Aberaeron/Aberystwyth. West Wales.*



**15 Stad Craig Ddu, Llanon, Ceredigion. SY23 5AQ.**

**£150,500**

**R/4876/RD**

**\*\* AFFORDABLE HOME \*\*** Attention 1st time buyers **\*\* High quality 2 bedroom semi-detached home \*\*** Good size double bedrooms **\*\* Good standard of living accommodation \*\*** Immaculately presented **\*\* Private off-road parking \*\*** Spacious private rear garden with garden shed **\*\* A great opportunity to get onto the housing ladder or for those seeking to downsize \*\*** Rarely do such opportunities become available **\*\* Situated ½ miles for the nearby beach and coastal path \*\*** Overlooking park to rear **\*\* Highly efficient home with low running costs \*\*** An impressive affordable home that has been well cared for and must be viewed to be appreciated **\*\***

The property is situated within the popular Stad Craig Ddu development on the fringes of the coastal village of Llanon along the A487. The village offer a good level of local amenities and services including primary school, public house, village shop and post office, petrol station and good public transport connectivity along the Cardigan Bay coastline. The Georgian harbour town of Aberaeron is some 5 minutes drive to the south with its primary and comprehensive schools, leisure centre, community health centre, traditional high street offerings, local cafes, bars and restaurants. The university town of Aberystwyth is less than 30 minutes drive to the north offering a wider range of amenities and services including regional hospital, national library, Welsh government and council offices, retail parks, supermarkets, 6th form college, industrial estates and large scale employment opportunities.



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## GENERAL

An impressive 2 bedroom property which is designated as an affordable home within Ceredigion County Council affordable homes qualification criteria.

Please see a link below to the affordable home criteria on Ceredigion County Council website.

<https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

The home is well presented and maintained and finished to a good standard.

This is a great opportunity for those seeking to get onto the housing ladder.

The accommodation provides more particularly as follows:

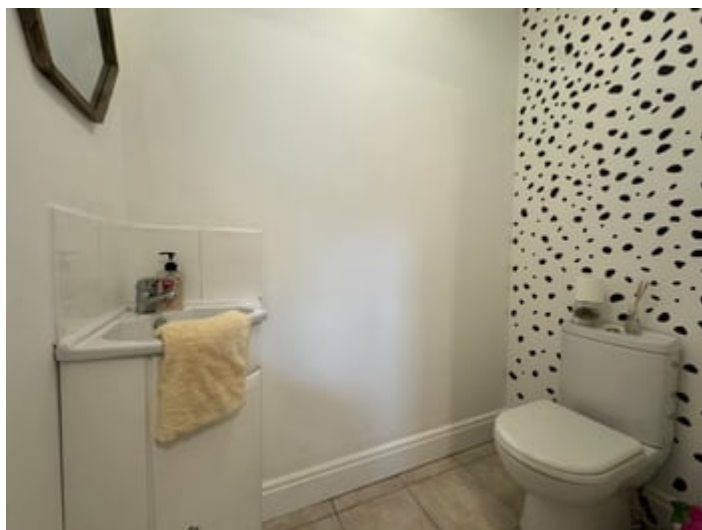
### Entrance Hallway

6' 2" x 10' 7" (1.88m x 3.23m) accessed via composite door with fan light over, understairs cupboard.



### WC

3' 2" x 5' 9" (0.97m x 1.75m) understairs w.c. with single wash hand basin, vanity unit, tiled flooring.



### Lounge

10' 1" x 13' 7" (3.07m x 4.14m) with window to front, multiple sockets, tv point, central chimney being lined for a log burner, double glass doors into -







## Kitchen

8' 7" x 16' 4" (2.62m x 4.98m) with a range of base and wall units, Formica worktop, electric oven and grill, electric hobs with extractor over, fitted fridge freezer, stainless steel sink and drainer with mixer tap, rear window to garden. Space for 6+ person's table. Patio doors to garden, tiled flooring.



## FIRST FLOOR

### Landing

6' 6" x 4' 3" (1.98m x 1.30m) with access to loft.



### Front Bedroom 1

11' 3" x 13' 9" (3.43m x 4.19m) a large double bedroom with 2 windows to front, airing cupboard, multiple sockets, tv point.



### Rear Bedroom 2

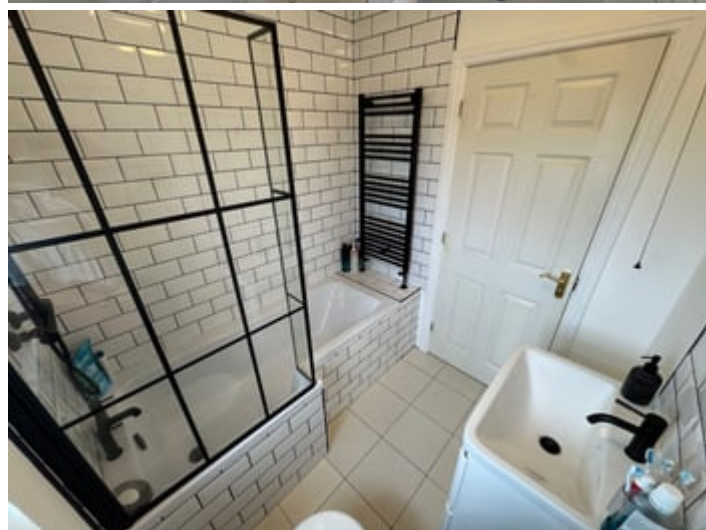
9' 5" x 11' 2" (2.87m x 3.40m) a double bedroom, window to rear, multiple sockets, tv point.



### Bathroom

6' 4" x 6' 4" (1.93m x 1.93m) with a new bathroom suite including panelled bath with shower over, heated towel rail, single wash hand basin, vanity unit, w.c. rear window, part tiled walls.





## EXTERNALLY

### To Front

The property is approached via the estate road with front elevated lawn and side driveway with space for 3 vehicles to park. Gated access into -



### To Rear

Rear garden area with double shed. Predominantly laid to lawn, fencing to boundaries.



## 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](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'.

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

## Services

The property benefits from mains water, electricity and drainage. Air source central heating.

Council tax band C.

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band C

**Council Tax:** Rate 1203

**Parking Types:** Driveway.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

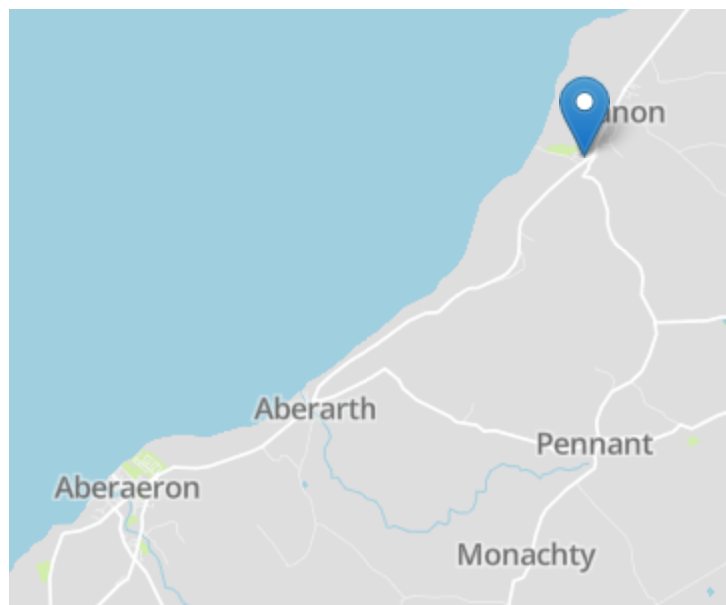
**Any risk of coastal erosion?** No

**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

Travelling north from Aberaeron along the A487 travel through the village of Aberarth and after a further 3 miles you will enter the village of Llanon. On entering the village take the first left hand turning onto Heol y Mor and proceed down the hill until you reach the entrance to Staf Craig Ddu on the right hand side. Proceed into the estate road rising up the hill and as you reach the flat, the property is on the left hand side as identified by the Agents for sale board.

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

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