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RICS



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Character Cottage. Coastal Village Location. Near Aberaeron - West Wales.



Lyndale, Stryd Fawr, Llanon, Ceredigion. SY23 5HH.

R/3610/DD

£135,000

**** A Traditional Stone Built Mid-Terrace Cottage ** Central Village Location ** Close to Village Amenities ** 3 Bed Accommodation ** Rear Garden ** In Need of Some Refurbishment ****

The Accommodation Provides : Entrance Hall, Front Sitting Room, Rear Kitchen/Dining Room. To the first floor, 3 bedrooms, bathroom & WC. Walled forecourt. Pathway leads to a rear garden with garden shed.

Located within the coastal village community of Llanon, adjacent to the main A487 coast road, a level, easy walking distance from shop, Post Office, primary school, pub, places of worship, filling station, car sales garage, fish and chip shop and bus stop. Less than a 15 minute walk to the sea front at Llansantffraed. 4 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 13 miles south of the coastal University and administrative centre of Aberystwyth.



fireplace housing a Morso wood-burning stove (needs attention), electric night storage heater. Exposed ceiling beams.



GROUND FLOOR

Front entrance door leading to -

Entrance Hall

With electric night storage heater and understairs cupboard.



Front Sitting Room

15' 3" x 8' 9" (4.65m x 2.67m) with front aspect window, a

Rear Kitchen

12' 8" x 9' 1" (3.86m x 2.77m) with stainless steel single drainer sink unit with mixer taps, base cupboards with Formica working surfaces and wall cupboards. Appliance space with plumbing for automatic washing machine, electric night storage heater and rear exterior door.

FIRST FLOOR

Half Landing

Approached via staircase from the Entrance Hall. Leading to -



Rear Bedroom 3

9' 6" x 6' 1" (2.90m x 1.85m) with rear aspect window and door leading through to -



Bathroom

Which has a white suite providing bath, wash hand basin and toilet. Built-in airing cupboard. Skylight window.



Front Double Bedroom 1

14' 9" x 8' 7" (4.50m x 2.62m) with front aspect window and built in wardrobes



Front Single Bedroom 2

7' 4" x 6' 4" (2.24m x 1.93m) with front aspect window.



EXTERNALLY

To the Front

A small walled forecourt - Possible potential for creating a parking space (STC).



At the rear of the property

A pathway leads down to an enclosed yard with small area of garden currently a vegetable garden with timber built garden shed.



TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

Mains electricity (Economy 7 electric heating), mains water and drainage. Telephone subject to BT transfer regulations.

Council Tax Band (Ceredigion County Council) - B

Directions

From Aberaeron, proceed north/east on the A487 coast road into the village of Llanon. As you reach the centre of the village you will see the village shop on the left hand side and a fish and chip shop on the right and this will then be the second property on the right hand side, identified by the Agents 'for sale' board.

FOR IDENTIFICATION PURPOSES ONLY

