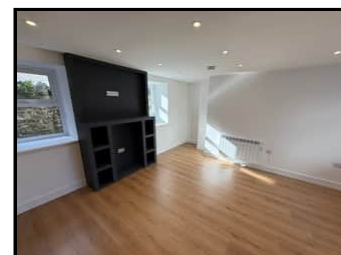


Attention 1st time buyers ! Immaculately presented 2 bed coastal cottage. Situated in the popular coastal village of Llanon. Near Aberaeron.



2 Arosfa Stryd Fawr, Llanon, Ceredigion. SY23 5HG.

£159,950

Ref R/4530/ID

Attention 1st time buyers !Ideal property to get onto the ladder**Fully refurbished and immaculately presented 2 bed coastal cottage**Located in the favoured coastal village of Llanon**High quality works throughout including brand new kitchen, bathrooms, flooring, electrics and heating**Only a 5 minute walk from the Cardigan Bay coastline**On a bus route**Double Glazing throughout**No Onward Chain**No Garden***

The property comprises of Ent Hall, Open Plan Lounge/Kitchen/Dining Room, Cloak Room. First Floor - 2 Double Bedrooms and main Bathroom.

The property is located within the coastal village of Llanon, being situated alongside the main A487 trunk road leading from Aberaeron to Aberystwyth. The property is located along a quiet lane within an easy walking distance of all local 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

GROUND FLOOR

Entrance Hall

3' 2" x 15' 8" (0.97m x 4.78m) via half glazed upvc door. Stairs rising to first floor, feature half wall panelling, laminate flooring. Door leads into-



Open Plan Kitchen/Dining Room/Lounge Area

14' 3" x 27' 0" (4.34m x 8.23m) (max) an open plan spacious room with laminate flooring throughout, perfect for socialising. Comprises of -

Lounge Area

With feature media wall with TV point and log/book shelves, BT line, multiple sockets, electric radiator, double glazed window to front and rear.



Kitchen/Dining Area

Comprises of modern Grafite base and wall cupboard units with Oak effect laminate working surfaces above, inset 1½ drainer sink with mixer tap, Beko 4 ring electric hob with stainless steel extractor hood, Beko oven and microwave, integrated dishwasher, alcove perfect for a fridge freezer, spot lights to ceiling.





Cloak Room

5' 0" x 2' 9" (1.52m x 0.84m) with dual flush w.c. vanity unit with inset wash hand basin, laminate flooring.



FIRST FLOOR

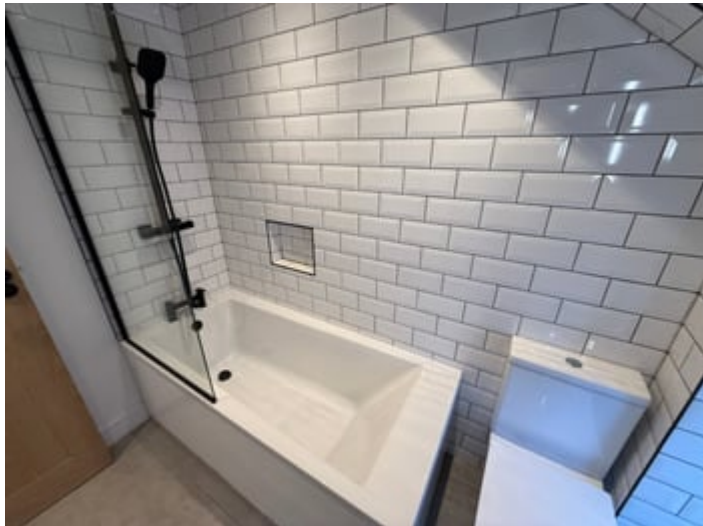
Landing

9' 2" x 13' 4" (2.79m x 4.06m) with exposed 'A' frame beams, access hatch to loft, airing cupboard housing hot water tank and immersion heater.



Bathroom

5' 5" x 7' 9" (1.65m x 2.36m) having a modern 3 piece suite comprising of panelled bath with feature 'matte black' mains shower and taps, dual flush w.c. gloss white vanity unit with inset wash hand basin, illuminous mirror, heated towel rail, half tiled walls and tiled flooring.



Double Bedroom 1

10' 6" x 8' 3" (3.20m x 2.51m) double glazed window to rear, electric radiator, multiple sockets with usb and usbc points, storage cupboard, exposed beams.



Principal Bedroom 2

14' 2" x 8' 7" (4.32m x 2.62m) a spacious double room with exposed A frame beams, double glazed windows to front and rear, velux window, electric radiator, spot lights, multiple sockets with usb and usbc points.





EXTERNALLY

To the Front

The property is approached from the adjoining footpath with private underpass with right of access to the front door of the property.



PLEASE NOTE -

There is no garden at the property.

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

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

Services

The property benefits from mains water, electricity and drainage. Recently installed 'Roointe' electric heater system.

Council Tax Band C (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: No Parking Available.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

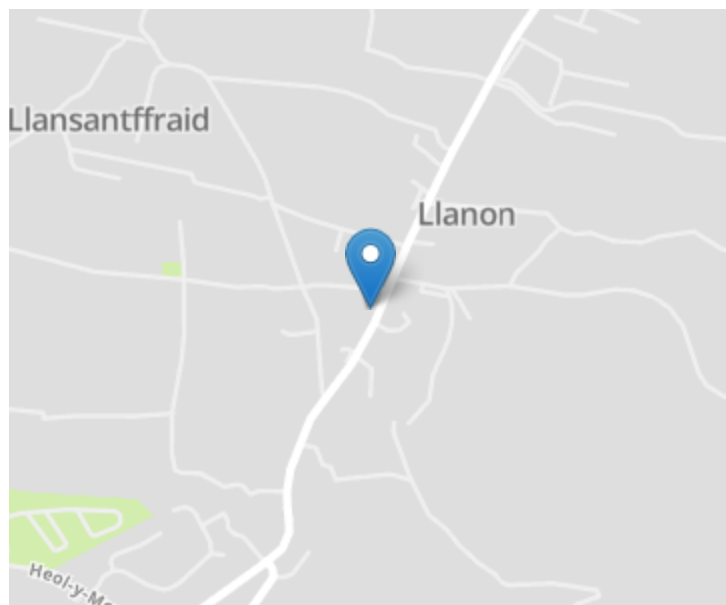
Any risk of coastal erosion? No

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

Heading north from Aberaeron along the A487 proceed for approximately 5 miles into the village of Llanon passing the petrol station on the left hand side and Arosfa is positioned some 20 yards down on the left hand side. Number 1 Arosfa is fronting the road and a side gated entrance leads through to numbers 2 and 3.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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

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



Regulated by

RICS