

High quality 3 bed Affordable Home. Llanon. Near Aberaeron/Aberystwyth. West Wales.



11 Stad Craig Ddu Heol Y Mor, Llanon, Ceredigion. SY23 5AQ.

£161,000

Ref R/4864/ID

****Attention 1st time buyers**High quality 3 bed dwelling**Sought after location**500 yards from coast**Superbly decorated**Private rear garden**Private Parking**Convenient village location****MUST BE VIEWED TO BE APPRECIATED****

The accommodation provides - Hallway w.c. Lounge, Kitchen/Dining Room with patio doors out to garden.To the First Floor - Bathroom and 3 Bedrooms.

The property is situated within the popular Stad Craig Ddu Development on the fringes of the coastal village of Llanon, along the A487 coastal road. The village offers a wide range of services including village shop and post office, public house, popular local primary school, petrol station. Access to the sandy beaches on the Cardigan Bay coastline. The village lies some 5 minutes North of the Georgian Harbour town of Aberaeron with its array of local cafes, bars, restaurants, places of worship, primary and secondary school and local Health Centre. The larger town of Aberystwyth lies some 20 minutes drive to the North offering a wider range of local and national retailers, university regional hospital, Welsh Government offices and an array of cafes, bars, restaurants and national rail connectivity.



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PLEASE NOTE -

The occupation of this property is subject to Ceredigion Affordable Housing Guidelines.

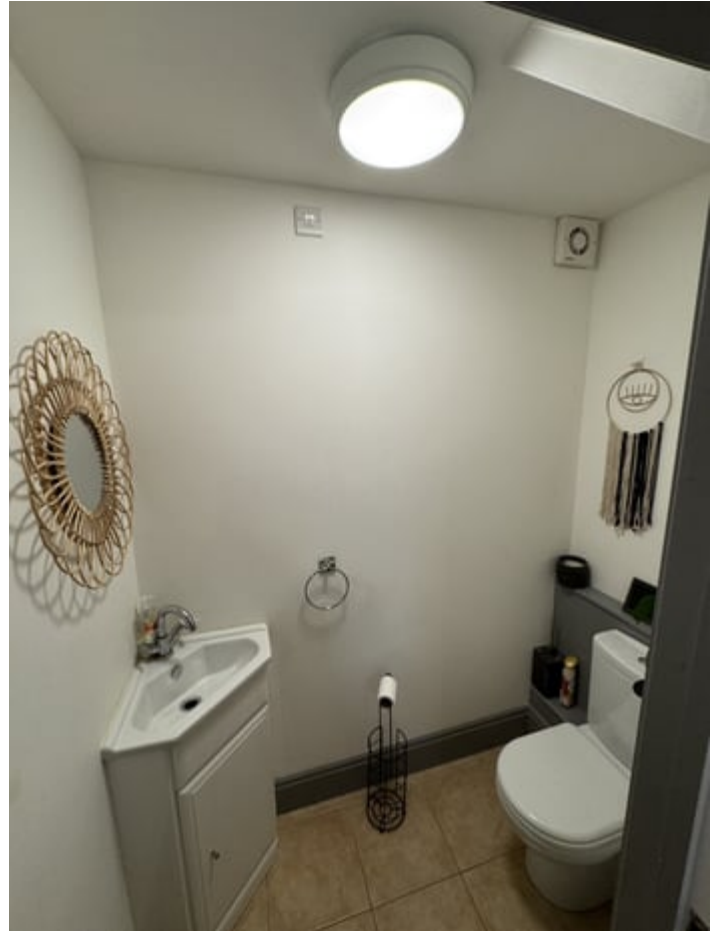
GROUND FLOOR

Hallway



5' 11" x 10' 3" (1.80m x 3.12m) via composite door, fan light over, tiled floor, under stairs cupboard.

W.C.



3' 2" x 5' 10" (0.97m x 1.78m) w.c. single wash hand basin and vanity unit.

Lounge



13' 2" x 13' 7" (4.01m x 4.14m) a good sized family room with window to front, fireplace with flue for a log burner. Multiple sockets, TV point. Double glass doors through to -

Kitchen/Dining Room

8' 8" x 19' 8" (2.64m x 5.99m) with oak effect kitchen, Formica work top, fitted fridge freezer, dishwasher, Washing machine connection 1½ bowl stainless steel sink and drainer with mixer tap, electric oven and electric hobs with extractor over, rear window, patio doors to garden. Tiled flooring. TV point. Space for 6+ persons dining table.



FIRST FLOOR

Landing





With access to Loft.

Bathroom

6' 5" x 7' 5" (1.96m x 2.26m) a white bathroom suite including panelled bath with shower over, heated towel rail, single wash hand basin, w.c. rear window, tiled flooring.



Rear Bedroom 1



11' 8" x 9' 8" (3.56m x 2.95m) double bedroom, rear window overlooking garden, multiple sockets, TV point.

Front Bedroom 2



12' 11" x 9' 5" (3.94m x 2.87m) a double bedroom, window to front, multiple sockets, fitted wardrobe.

Front Bedroom 3





9' 5" x 9' 8" (2.87m x 2.95m) fitted wardrobe including hot water cylinder, multiple sockets.

EXTERNALLY

To Front



The property is approached via the estate road onto a private parking area with lawned forecourt.

Side footpath leading to -

Rear Garden

Primarily laid to lawn. Rear patio and space for a garden shed. (Can also be accessed via patio doors from the Kitchen/Dining Room).



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

Please Note -

This property is owned by a staff member of Morgan and Davies.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Air Source Heating. Under floor Heating throughout ground floor. Skirting board heating to first floor.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (74)

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 coast road proceed through the first village of Aberarth and continue for approximately 3 miles into the coastal village of Llanon. Take the first left hand exit onto Heol Y Mor. Stad Craig Ddu will be positioned on your right hand side with access immediately into the development. Continue along the estate road and the property is located on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(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 :

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