

ATTENTION FIRST TIME BUYERS/INVESTORS. 2 bedroom property in need of refurbishment within the popular coastal village of Llanon, Cardigan Bay, West Wales.



Northlands, Stryd y Capel, Llanon, Ceredigion. SY23 5HB.

£129,000

Ref R/4969/RD

**** 2 bedroom property in need of full refurbishment ** Central village location ** Rear courtyard ** Option to purchase additional riverside garden area** Ideal opportunity for those seeking to get on the housing ladder or those seeking a redevelopment project in a popular coastal village ****

The property is situated within the village of Llanon along the A487, offering village primary school, shop and Post Office, public house, petrol station, places of worship, hairdressers, car sales garage and access to nearby beaches and the All Wales coastal path.

The Georgian harbour town of Aberaeron is some 5 minute drive to the south offering a wider range of amenities including secondary school, community health centre, leisure centre, local shops, cafes, bars and restaurants. The university town of Aberystwyth is some 30 minutes drive to the north with its regional hospital, Network Rail connections, Local Government and Welsh Government offices, retail parks, industrial estates and large scale employment opportunities.



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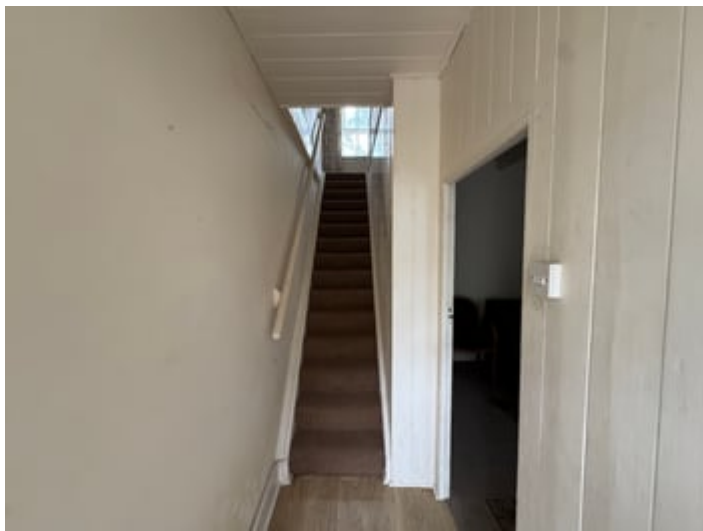


CARMARTHEN
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GROUND FLOOR

Entrance Hall

3' 4" x 8' 3" (1.02m x 2.51m) accessed via a uPVC door, tongue and groove panelling to walls, laminate flooring, stairs to first floor.



Lounge

11' 1" x 14' 7" (3.38m x 4.45m) with window to front, stone tiled fireplace and surround, heater.

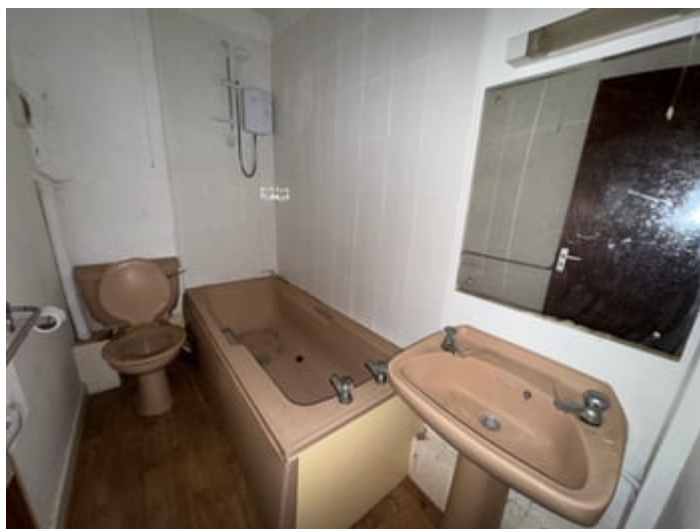


Inner Hallway

With access to understairs cupboard housing hot water cylinder.

Bathroom

7' 8" x 4' 4" (2.34m x 1.32m) panelled bath with shower over, single wash-hand basin, WC.



Kitchen

15' 2" x 13' 2" (4.62m x 4.01m) with a range of base and wall cupboard units, single stainless steel drainer with mixer tap,

rear window, skylight over, space for dining table, heater and rear door to courtyard.



FIRST FLOOR

Landing

With window to rear, access to loft, heater.



Front Double Bedroom 1

13' 8" x 9' 8" (4.17m x 2.95m) with window to front, electric socket.





Rear Double Bedroom 2

8' 2" x 9' 4" (2.49m x 2.84m) window to rear.



EXTERNALLY

To the front -

The property is approached via Stryd y Capel to a front footpath and small patio area.



To the rear -

Enclosed garden with 6' stone wall boundary with lean-to storage to the side.





ADDITIONAL GARDEN

There is the option to purchase an extended garden area across the road from the property. This is accessed via right of way through a property lying opposite Northlands to a riverside garden area. Available subject to negotiation. Area shown on the plan attached.

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 ARRANGEMENTS

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

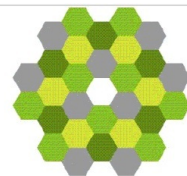
Services

We are advised the property benefits from mains water, electricity and drainage. Night Storage heating.

Council Tax Band B (Ceredigion County Council).

Tenure - Freehold.

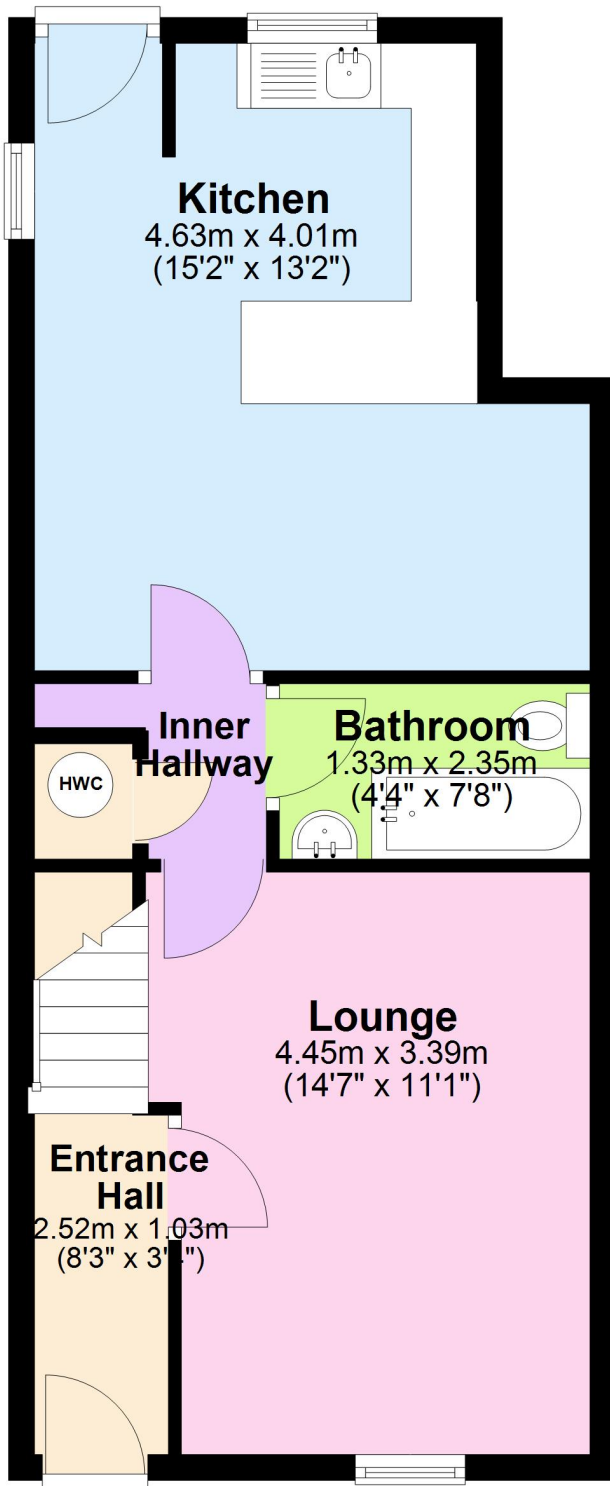
Title number **CYM740365**
Ordnance Survey map reference **SN5166NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



This is a detailed street map of the Chapel area in Cardiff. The map shows a network of streets including Chapel, Riversdale, Bridge Street, and several smaller lanes. Numerous buildings are labeled, such as Wave Villa, Tremaine, Maesfryn, and The Emporium. A red outline highlights a specific plot of land, and a yellow box with the text "OPTION TO PURCHASE ADDITIONAL LAND" points to it. A north arrow is located in the top right corner.

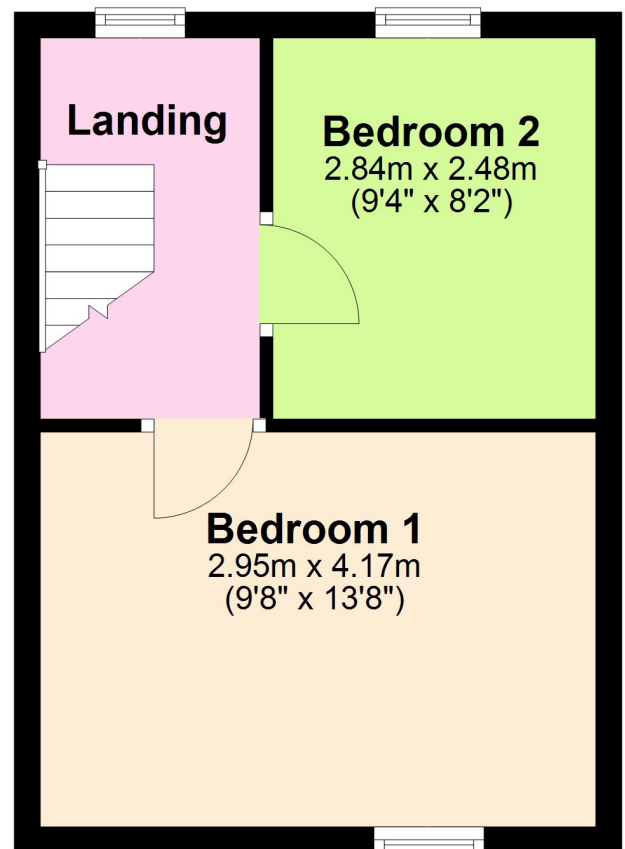
Ground Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Northlands, Chapel Street, Llanon

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Private.

Heating Sources: Night Storage.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

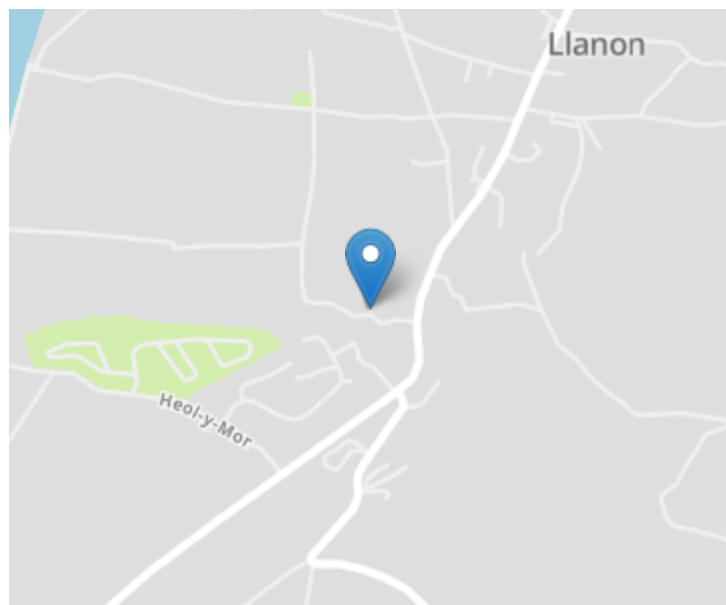
Any risk of coastal erosion? No

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, after some 4 miles or so you will enter the village of Llanon. Proceed passed Stad Craig Ddu and Heol y Mor on your left, continue around the bend and over the bridge and take an immediate left hand turning onto Stryd y Capel and the property is the 2nd on the right 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		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(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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<http://www.morgananddavies.co.uk>



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