

Handsome 4 bed Period Residence. Sympathetically renovated to a good standard. Sought after village location of Llanon - West Wales.



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

£335,000

Ref R/4926/ID

****Handsome 4 bed (2 bath) Period Residence**** Located in the historical coastal village of Llanon**Only 4 miles north of the Georgian Harbour town of Aberaeron**Recently sympathetically modernised and refurbished to a good standard**Wealth of character features remaining**Large rear garden with ample private parking and workshop**Short walk to the beach and all village amenities**A Perfect family home**Double glazing throughout and oil fired central heating**

The accommodation provides - entrance hall, living room, dining room, kitchen, utility room, downstairs wc. First floor - 3 double bedrooms, 1 single bedroom and bathroom.

The property is located within the historic coastal village of Llanon, being situated alongside the main A487 trunk road leading from Aberaeron to Aberystwyth. The property is located a level walking distance of all local amenities including public house, village shop, butcher, hairdressers, places of worship, primary school and some 10 minute walk to the sea at LLansantffraid. The property lies some 4 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 13 miles south of coastal university and administrative centre of



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

GENERAL

In recent years the property has undergone an extensive refurbishment programme being sympathetically done whilst retaining a wealth of character features which include slate flag stone flooring, original pine doors, original staircase and has been modernised to today's standards with double glazing, oil fired central heating and a new wood burning stove.

GROUND FLOOR

Entrance Hallway

16' 5" x 6' 4" (5.00m x 1.93m) via composite door with original fan light above, slate flag stone flooring, central heating radiator, original pine doors and original staircase rising to first floor. Door into -



Living Room

16' 6" x 13' 0" (5.03m x 3.96m) a characterful room with open fireplace housing log burning stove with timber surround, slate hearth, exposed stone chimney breast, alcove cupboards to both sides, double glazed window to front.



Dining Room

16' 5" x 10' 0" (5.00m x 3.05m) with slate flag stone flooring with open



Rear Kitchen

17' 6" x 8' 2" (5.33m x 2.49m) with a range of modern base and wall cupboard units with oak effect working surfaces above, 1½ ceramic sink with mixer tap, space for range cooker and extractor hood, spot lights to ceiling, 2 double glazed windows to rear, central heating radiator. Door into separate pantry cupboard.

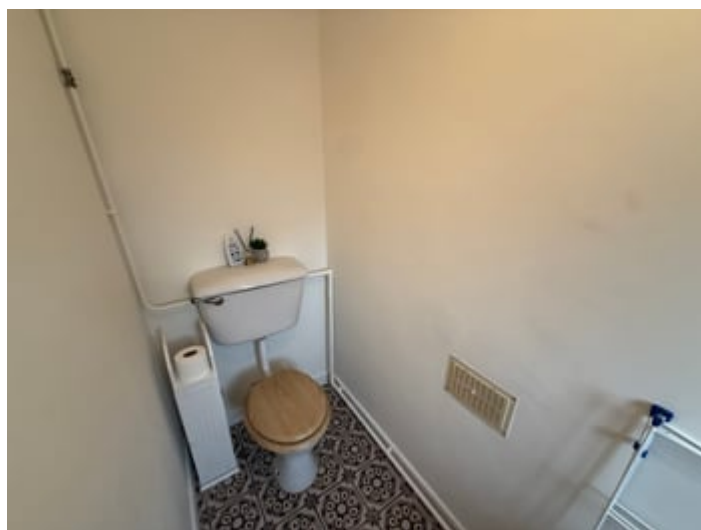


Utility Room

6' 5" x 6' 5" (1.96m x 1.96m) with upvc external door to rear, tiled flooring, oil fired central heating boiler, access to airing cupboard with pressurised hot water cylinder and door into -

Cloak Room

With low level flush w.c.



FIRST FLOOR

Landing

A split level landing.



Front Principal Bedroom 1

16' 7" x 13' 1" (5.05m x 3.99m) with double glazed window to front, built in wardrobes, central heating radiator.



Double Bedroom 2

16' 5" x 10' 4" (5.00m x 3.15m) with double glazed window to front, central heating radiator.



Bedroom 3 / Office

7' 7" x 6' 5" (2.31m x 1.96m) double glazed window to front, central heating radiator.



Rear Bedroom 4

13' 4" x 8' 1" (4.06m x 2.46m) with double glazed window to rear overlooking the garden, central heating radiator.



Bathroom

10' 8" x 8' 3" (3.25m x 2.51m) with a modern white suite comprising of a panelled bath with mixer tap above, low level flush w.c. Gloss white vanity unit with inset wash hand basin, illuminous mirror unit, enclosed shower cubicle with mains shower above. Airing cupboard with central heating radiator.



EXTERNALLY

To the Front

The property is approached via Stryd Fawr Llanon onto a railed front forecourt.



To the Rear

A particular feature of this property is its large garden and grounds with side driveway leading to a tarmac rear courtyard having ample private parking and turning space for several vehicles.

Directly behind the property is a generous enclosed lawned area, perfect for young families.



Further Garden Area

Having previously had planning consent for the erection of a detached workshop which has been commenced which the vendors could finish or leave for purchasers to complete to their own specification.



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 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 that the property benefits from mains water, mains electricity and drainage. Oil fired central heating. UPVC Double Glazing throughout.

Council Tax Band - D (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

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

From Aberarth take the A487 north towards Aberystwyth, passing through the village of Abeerth until you get to Llanon. In the centre of the village you will see the property on the right hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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[®]