MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

***** LOCATION, LOCATION, LOCATION ** A deceptively spacious detached 4 bedroom residence located in an elevated position above the coastal village of Llanon, West Wales.***









Rhoshelyg, Llanon, Near Aberaeron, Ceredigion. SY23 5LA.

£425,000

R/5077/RD

** LOCATION, LOCATION, LOCATION! ** A substantial, detached 4 bedroom residence in an elevated position over Llanon. ** Breathtaking views over Cardigan Bay towards the Llyn Peninsula ** Generous garden and grounds amounting to just under 1 acre ** Ample private parking with integral garage ** In need of some cosmetic updating ** Well appointed conservatory ** Double glazing and oil fired central heating **

The property comprises of - Entrance Hall, Sun Lounge, Main Lounge, Conservatory, Kitchen, Shower Room, Side Porch, 3 Double Bedrooms, 1 Single Bedroom and Bathroom.

The property is located on the edge of the coastal village of Llanon situated alongside the main A487 trunk road leading from Aberaeron to Aberystwyth. The property is located in an elevated position with breathtaking sea views on a quiet lane within easy walking distance of all local amenities including public house, village shop, butchers, 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 and a 20 minute drive south of the larger regional centre of Aberystwyth which provides university and hospital facilities.

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Entrance Hall & Passageway



12' 3" x 19' 1" (3.73m x 5.82m) max, via half glazed uPVC door with side panel, cloak cupboard, double doors to airing cupboard, central heating radiator, door leading to -

Sunroom





16' 0" x 12' 5" (4.88m x 3.78m) 8' French doors leading onto balcony with superb views over Llanon and Cardigan Bay, window to rear, central heating radiator, wall lights.

Main Lounge

15' 7" x 19' 4" (4.75m x 5.89m) a spacious lounge with reconstructed stone fire place with raised hearth, 2 floor to ceiling windows benefitting from sea views, 2 central heating radiators, wall lights, kitchen hatch and patio door into -









Conservatory

11' 8" x 9' 8" (3.56m x 2.95m) with dwarf wall construction, uPVC glazed surround, patio doors to garden, central heating radiator.





Kitchen

9' 3" x 9' 5" (2.82m x 2.87m) with fitted base and wall cupboard units with working surfaces above, electric oven and grill, 4 ring ceramic hob, stainless steel single drainer sink, plumbing for an automatic washing machine, space for fridge freezer, tiled floors and splashback. Double glazed window to front.







Shower Room

An enclosed shower with mains shower above, pedestal wash-hand basin, low level flush WC, central heating radiator.

Side Porch

3' 5" x 16' 3" (1.04m x 4.95m) dwarf wall construction with uPVC surround, double glazed door to front.



Front Double Bedroom 1

8' 7" x 8' 5" (2.62m x 2.57m) with double glazed window, central heating radiator, TV point.



Bathroom





8' 5" x 5' 9" (2.57m x 1.75m) with a 4 piece white suite comprising of a panel bath with shower head above, low level flush WC, vanity unit and wash-hand basin, bidet, tiled walls and floor, stainless steel heated towel rail.

Double Bedroom 2





12' 1" x 12' 5" (3.68m x 3.78m) with double glazed window, central heating radiator, range of fitted wardrobes and dressing table.

Front Double Bedroom 3



12' 4" x 11' 5" (3.76m x 3.48m) with a range of fitted wardrobes, central heating radiator, double glazed window.

Single Bedroom 4/Office

8' 7" x 8' 0" (2.62m x 2.44m) with double glazed window, central heating radiator.



EXTERNAL

















Land

The property land extends to just under an acre or so mostly laid to grass with some apple trees, mature hedging and borders.







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

The property benefits from mains water, electricity and private drainage to septic tank. Oil fired central heating.

Tenure : Freehold.

Council Tax Band : E (Ceredigion County Council).

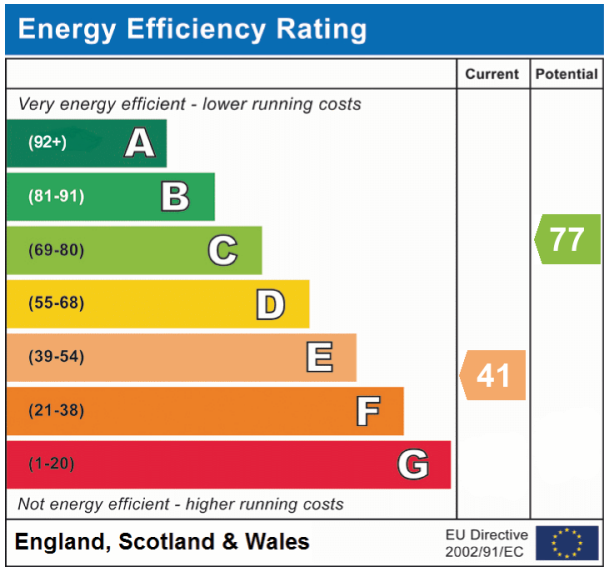
MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (41)
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

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Directions

From Aberaeron, proceed north along the A487 to the village of Aberarth, continue into the village of Llanon and proceed past the butchers on the right and car park/garage on your left and take the second right had turning and thereafter immediately after the Central Hotel up past the chip shop, proceed along this road for approximately 600 yards and the passing the public car park and the White Swan public house and the property is on the right hand side identified by the Agents 'For Sale' board.

For further information or to arrange a viewing on this property please contact :

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