MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Traditional 3 bed detached bungalow. Located in the popular village of Llanon, Near Aberaeron.









Adar Glas, Llanon, Near Aberaeron, Ceredigion. SY23 5HT.

£280,000

R/5130/ID

Convenient 3 bed traditional bungalow located in the popular village of Llanon Set in sizeable garden and grounds**Deceptively spacious accommodation* Double glazing throughout**Recently installed oil fired central heating system**Only a short walk to the beach and coastal path**10 minute drive to popular Aberaeron** Level walk to all village amenities**Close to bus routes **

A PERFECT PROPERTY TO PUT YOUR OWN STAMP ON! **The property comprises of entrance hallway, lounge, dining room, kitchen, utility room, W.C, integral garage, bathroom, 3 double bedrooms.

The village of Llanon offers a good level of local amenities and services including primary school, petrol station, fish and chip shop, village shop and post office, public houses and excellent public transport connectivity. The property lies some 10 minutes drive from the Georgian harbour town of Aberaeron with a good range of local amenities and services including secondary school, community health centre, leisure centre and local cafes, bars and restaurants. The university town of Aberystwyth is some 20 minutes drive to the north offering a wider range of local amenities including regional hospital, Network Rail connections, retail parks and large scale employment opportunities.

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

www.morgananddavies.co.uk

THE ACCOMMODATION

Entrance Hallway

Accessed via upVC glass panel door. Doors into;



Lounge

13' 2" x 14' 5" (4.01m x 4.39m) spacious lounge with electric fire and surround, TV point, double glazed window to front, radiator, multiple sockets.







Dining Room

9' 0" x 11' 8" (2.74m x 3.56m) with patio doors to rear, radiator, multiple sockets. Door into;











Kitchen

7' 9" x 12' 2" (2.36m x 3.71m) with a range of wooden base and wall units, Formica worktop, ceramic sink and drainer with mixer tap, double glazed window to rear, vinyl tiled flooring, Zanussi gas hob with extractor over, half tiled walls, radiator, multiple sockets.



Utility Room

10' 0" x 8' 6" (3.05m x 2.59m) with base unit and Formica worktop, stainless steel single sink, plumbing for washing machine, double glazed window to side, vinyl tiled flooring. uPVC door to rear. Doors into;



W.C.

2' 9" x 4' 3" (0.84m x 1.30m) low level flush W.C, wash hand basin, radiator.

Garage

17' 4" x 9' 7" (5.28m x 2.92m) housing the Worcester oil boiler, electric roller door, double glazed window to side



Bathroom

12' 2" x 6' 1" (3.71m x 1.85m) 4 piece suite including panelled bath, single wash hand basin, enclosed tiled shower with Redring electric shower above, WC, frosted window to rear, fully tiled walls.



Rear Bedroom 1

11' 6" x 10' 1" (3.51m x 3.07m) double bedroom, double glazed window to rear, radiator, multiple sockets.



Front Bedroom 2

14' 4" x 9' 0" (4.37m x 2.74m) double bedroom, double glazed window to front, radiator, multiple sockets.





Front Bedroom 3

7' 1" x 11' 4" (2.16m x 3.45m) double bedroom, double glazed window to front, radiator, multiple sockets.





EXTERNALLY

To the Front

The property fronts onto Stryd y Neuadd with access to a tarmacadamed drive, front lawn area, parking for 3 cars.





To The Rear

Enclosed private garden space with an array of shrubs, partially laid to lawn and patio slabs.

Useful wooden shed with connecting concrete footpaths leading back to the front of the house from both sides. Oil tank concealed by fence panels. South facing aspect.











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 drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band Authority - Ceredigion County Council.

Ground Floor

Approx. 113.2 sq. metres (1218.4 sq. feet)



Total area: approx. 113.2 sq. metres (1218.4 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.

Adar Glas, Llanon

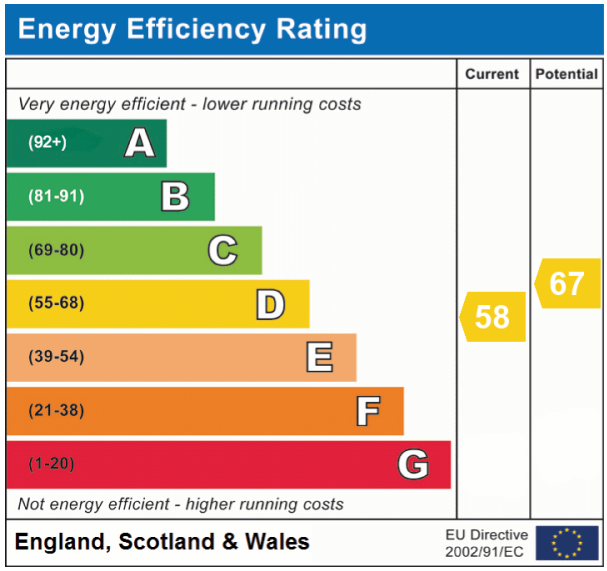
MATERIAL INFORMATION

Council Tax:
N/A
Parking Types: Garage. Private.
Heating Sources: Central. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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

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Directions

Heading north from Aberaeron along the A487 proceed through the village of Aberarth and after a further 3 miles you will enter the village of Llanon. On entering the village, proceed over the bridge and opposite the butchers bear left onto Stryd yr Eglwys. Continue along this road for approximately ½ mile before turning right onto Stryd Neuadd. The property is located on the right hand side as identified by the Agents for sale board.

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

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