MORGAN & DAVIES
EST. 1989

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Estate Agents | Property Advisers
Local knowledge, National coverage

Delightful semi detached house offering 3 double bedrooms and large rear garden. In the convenient coastal village of Llwyncelyn, near Aberaeron - West Wales.









2 Penlon, Llwyncelyn, Aberaeron, Ceredigion. SA46 0HG.

£225,000

Ref R/5136/ID

Attention 1st time buyers Delightful semi detached property**Spacious 3 double bed accommodation**Located in a convenient coastal village of Llwyncelyn being 2 miles from Aberaeron**Level walk to all village amenities and bus stop**Large garden to the rear**Ample private parking**On a bus route**Lovely walk down a parish road to the sea at Gilfach Yr Halen**Garden bordering open fields to the rear**

The accommodation provides - entrance hall, dining room, lounge, kitchen. First floor - 3 double bedrooms, 1 bathroom.

Located in the convenient coastal village of Llwyncelyn, just off the main A487 coast road, being a convenient walking distance to convenience store, post office, filling station, farm shop and bus route and being some 2 miles south of te sough after Georgian harbour town of Aberaeron with its range of eateries, shopping and schooling facilities.

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SECTION 157

If the purchaser (or any one of several joint purchasers) can show a specified connection with the relevant designated region of Ceredigion i.e. residents or employment within the region for at least 3 years immediately prior to the application - Consent will generally be granted if a purchaser can establish one of the following criteria -
1) Born within the designated area.
2) Resided a total of 5 years within the designated area but not immediately prior to application.
3) Currently employed within the designed area.
4) Intending to move to the area to care for an elderly or infirm relative or friend of if the purchaser is elderly or infirm, to receive care from relatives or friends who are residing in the area.

Prospective purchasers and those wishing to view the property should ensure that they comply with these restrictions before making any offer on the property.

The Accommodation provides as follows -

GROUND FLOOR

Entrance Hall

12' 2" x 6' 3" (3.71m x 1.91m) via half glazed upvc door, stairs to first floor, double glazing to side, central heating radiator.



Dining Room

12' 0" x 10' 0" (3.66m x 3.05m) with double glazed window to front, central heating radiator.





Lounge

13' 4" x 12' 9" (4.06m x 3.89m) with double glazed window to rear, LPG Real flame fire with tile surround, central heating radiator, tv point.







Kitchen/Breakfast Room

8' 7" x 12' 9" (2.62m x 3.89m) with a range of fitted base and wall cupboard units with formica working surfaces above, space for electric cooker, space for fridge freezer and space for washing machine. A stainless steel drainer sink with double glazed window to side, hardwood door to rear.





FIRST FLOOR

Landing

8' 3" x 5' 3" (2.51m x 1.60m) with access hatch to loft, double glazed window to front.

Front Double Bedroom 1

11' 8" x 10' 0" (3.56m x 3.05m) with double glazed window to front, central heating radiator.



Rear Double Bedroom 2

12' 4" x 14' 1" (3.76m x 4.29m) with double glazed window to rear overlooking garden and open countryside, central heating radiator, built in cupboard.





Rear Double Bedroom 3

10' 0" x 10' 9" (3.05m x 3.28m) with double glazed window to rear, exposed floor boards, central heating radiator.



Bathroom

8' 4" x 6' 6" (2.54m x 1.98m) with a 3 piece suite comprising of a panelled bath with shower head above, pedestal wash hand basin, low level flush w.c. tiled walls, central heating radiator.





EXTERNALLY

To the Front

Accessed from a C Class road onto a tarmac drive with ample private parking for 3-4 cars. Pathway to rear.







To the Rear

Fully enclosed south facing large rear garden, mostly laid to lawn with apple, plum and pear trees.

Timber Garden Shed.

Borders open fields to the rear enjoying a lovely warm south facing aspect.

Outside w.c.

Storage Shed.













Council Tax Band - C (Ceredigion County Council).

Tenure - Freehold.

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.

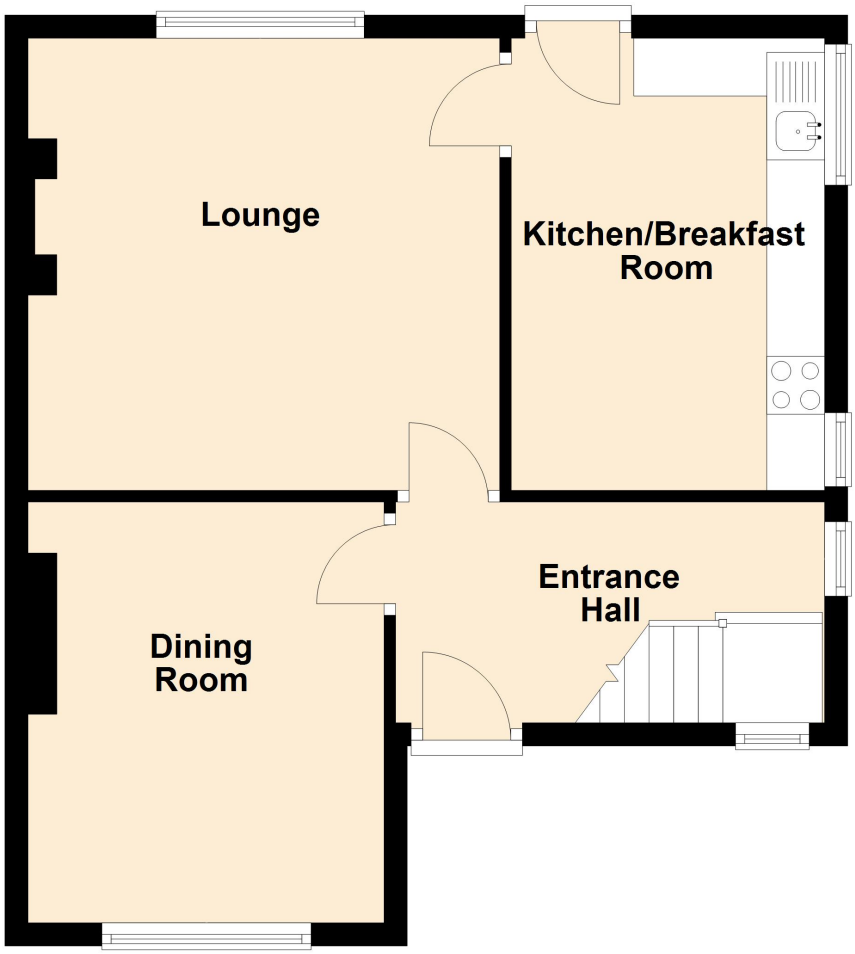
VIEWING

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

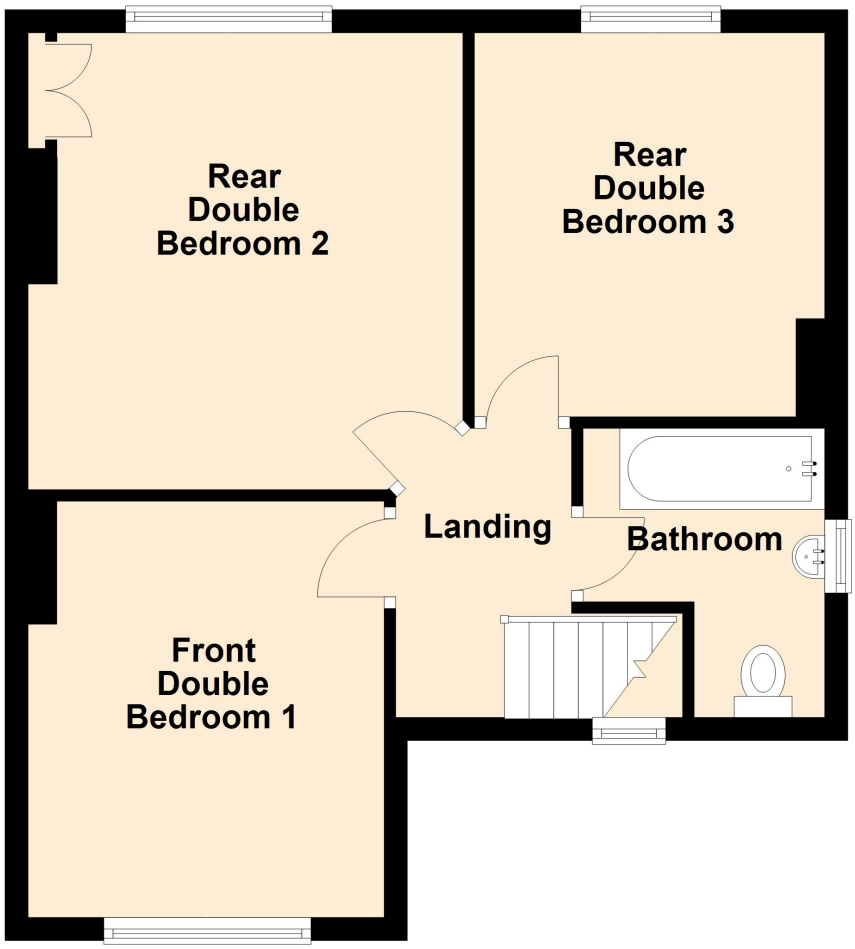
Services

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

Ground Floor



First Floor


Rear
Double
Bedroom 2
Rear
Double
Bedroom 3
Landing
Bathroom
Front
Double
Bedroom 1

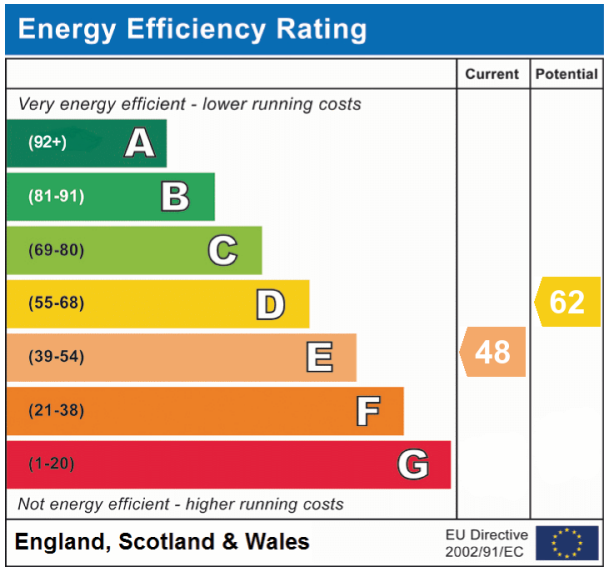
MATERIAL INFORMATION

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

EPC Rating: E (48)
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 south west on the A487 coast road to the village of Llwyncelyn. After passing the filling station on the right hand side, take the next the right hand turning, proceeed up this road for some 50 yards or so and you will see the property on the left hand side as identified by the agents for sale board.

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

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