

Delightful 2 bed character cottage, conveniently located in the sought after coastal village of Llanon - West Wales.



Oma, Stryd Fawr, Llanon, Ceredigion. SY23 5HG.

£179,950

REF R/5461/ID

****A delightful 2 bed character cottage**** Conveniently located in the popular coastal village of Llanon ****Wealth of character features throughout**** Perfect 1st time home ****Easy walking distance to all village amenities**** Level walk to the sea front ****On a bus route**** Double glazed sash windows and electric heating system ****Generous rear garden****

The accommodation provides - vestibule, entrance hall, open plan front lounge/dining room, kitchen. First floor - bathroom and 2 double bedrooms.

The village of Llanon lies alongside the A487 coast road within a few minutes walk to the sea front at Llansantffraed. The village offers shop, post office, primary school, public house, places of worship, butcher shop, hairdressers, fish and chip shop and is on a bus route. The Georgian harbour town of Aberaeron is within some 4 miles distance with its comprehensive range of shopping and schooling facilities and is some 11 miles south of the coastal university and administrative centre of Aberystwyth.



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GROUND FLOOR

Front Vestibule

via hardwood door and glazed fan light above, exposed pine floors and pine glazed door into -



Hallway

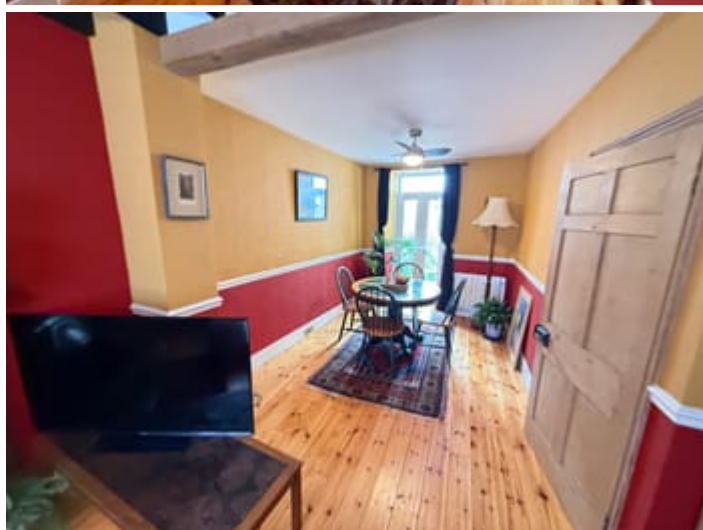
With stairs leading to first floor, exposed pine floor boards, central heating radiator, dado rail.



Living Room

23' 5" x 11' 6" (7.14m x 3.51m) (max) with double glazed sash window to front, exposed pine floor boards, original inset fireplace on a slate hearth with timber mantle above, original built in alcove cupboards, 2 central heating radiators, multiple sockets, double glazed upvc doors to rear elevation.





Kitchen

7' 10" x 7' 1" (2.39m x 2.16m) having a range of base and wall units with fitted working surfaces over, fitted electric fan assisted oven and grill, fitted halogen hobs having a stainless steel extractor over, stainless steel sink unit, tiled walls, space and plumbing for a washing machine, ceramic tiled flooring, central heating radiator, multiple sockets. Double glazed upvc bay door to rear elevation with double glazed side lights.



FIRST FLOOR

Split Landing

With access to loft space. Timber balustrade, central heating radiator. Dado rail.

Bathroom

8' 5" x 8' 3" (2.57m x 2.51m) A white bathroom suite comprising of wash hand basin with vanity unit, low level flush w.c. panelled bath with shower over, full ceramic tiling. Door to cupboard housing the 'Worcester' boiler. 2 central heating radiators. double glazed window to rear.



Bedroom 1

18' 8" x 13' 1" (5.69m x 3.99m) with 2 double glazed sash windows to front, original inset cast iron fireplace with timber mantle over, original alcove cupboard, central heating radiator, multiple sockets.



Bedroom 2

10' 6" x 8' 7" (3.20m x 2.62m) with double glazed sash window to rear elevation, original inset cast fireplace with timber mantle over, central heating radiator, multiple sockets.





EXTERNALLY

To the Front

Street Frontage.



To the Rear

The property has an attractive rear garden mainly laid to lawn with close boarded fencing and mature hedgerows to boundary.

Feature timber pergola and circular patio providing a lovely

sitting out area.

Timber built garden shed.

Rear access via alleyway.





PLEASE NOTE

The neighbouring property has a right of access for deliveries to the rear of the property.

VIEWING ARRANGEMENTS

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

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

ANTI MONEY LAUNDERING.

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.

We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.

If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

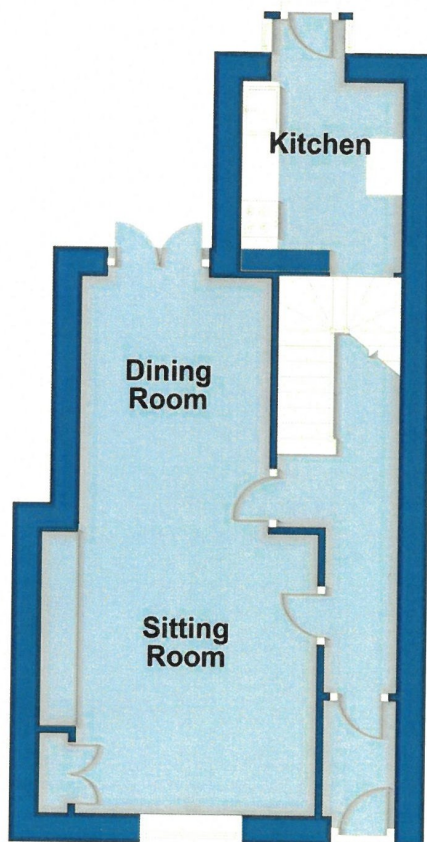
Services

The property benefits from mains water, electricity and drainage. Electric heating system.

Council Tax Band C (Ceredigion county council).

Tenure - Freehold.

Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

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 on the main A487 coast road from Aberaeron towards Aberystwyth, continue to the village of Llanon and the property is located in the centre of the village on the left hand side just before the fish and chip shop.

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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