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Sunny Cottage Llanon, Ceredigion, SY23 5HX

Asking Price £319,000

An attractive coastal cottage, in a convenient elevated position, with sea views in the village of Llanon, offering individual, yet characterful accommodation, providing nice light and airy rooms with a large living room and both ground and first floor bedrooms. The property has an attached garage with front and side driveway and raised gardens, again enjoying views over the village and towards the sea.

Location

The property is attractively located in an elevated position, just on the outskirts of the village of Llanon, yet within walking distance of the good range of village amenities, including shops, primary school, post office, pubs etc. Located on a regular bus route. The property is some 6 miles North of the Georgian destination town of Aberaeron and also convenient being some 10 miles South of the larger shopping and university town of Aberystwyth.

Description

An attractive detached cottage, offering individual styled accommodation, blending character and space with the benefit of uPVC double glazing and oil fired central heating. The accommodation provides more particularly the following;

Front Entrance Porch



Living Room

24' x 15' (7.32m x 4.57m)



An attractive room with open vaulted ceiling having exposed 'A' frames, with tongue and groove paneling, stone fireplace (not operational), radiators. Over looked by the first floor galleried landing.

Dining Room

13'8 x 11'1 (4.17m x 3.38m)



Radiator, front windows, with

Sitting Room



Bedroom off

10'3 x 10'10 (3.12m x 3.30m)



Radiator, side window, tongue and groove paneled ceiling. Steps down to

Inner Lobby

With

Bathroom

9'10 x 6'6 (3.00m x 1.98m)



Being half tiled, with corner bath, wash hand basin, toilet and radiator.

Bedroom 2

13'7 x 13'4 (4.14m x 4.06m)



With built-in wardrobe, front window, tongue and groove paneled ceiling, radiator and built-in cupboard

Kitchen - Off the Living Room

14' x 8'2 (4.27m x 2.49m)



With tiled floor, range of fitted kitchen unites, at base and wall level, incorporating electric cooker point, space for fridge and automatic washing machine, oil fired boiler, 1 1/2 bowl sink unit, rear entrance door and tongue and groove ceiling.

First Floor

With open tread staircase to

Galleried Landing



Over looking the Living Room. Access to airing cupboard with radiator.

Bedroom 3

11'9 x 9'11 (3.58m x 3.02m)



With side window, tongue and groove ceiling.

Wet Room



Being fully tiled, with shower area having power shower, wash hand basin, toilet and radiator.

Bedroom 4

11'10 x 9'9 (3.61m x 2.97m)



Side window and radiator.

Front Block Paved Driveway



With parking for several cars, leading to Detached Garage

Out Buildings



Garage

21'4 x 12'8 (6.50m x 3.86m)



With inspection pit, rear and side window.

Garden Area



Steps leading to garden areas, enjoying sea views with attractive flower and shrub borders, Plum, Fig and Apple trees and 2 garden workshops. The whole enjoying a pleasant location in this popular coastal region.

Services



We understand the property benefits from connection to mains water, mains electricity, mains drainage. Oil fired central heating, uPVC double glazing.

Council Tax Band E



SUNNY COTTAGE, LLANON, SY23 5HX We understand the property is Council Tax Band E and the Council Tax payable for 2024 / 2025 financial year is £2545.

Directions

From Aberaeron take the A487 North. In the centre of the village of Llanon by the Chip Shop turn right past a small carpark, turning immediately right and the property is the first on the left hand side.

What3words pints.wolves.tablets



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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