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17 Cylch Peris, Llanon, Nr Aberaeron, Ceredigion, SY23 5HN

Asking Price £230,000

A refurbished 3 bedroomed semi detached house offering well appointed accommodation ready for immediate occupation having the benefit of oil fired heating and double glazing set in a large corner plot with off road parking. Located in the popular coastal village of Llanon close to Aberaeron and Aberystwyth, with sea views from the 1st floor.

LOCATION

Conveniently located in the popular coastal village of Llanon within walking distance to a regular bus route and the village amenities including primary school, shop and public house, enjoying distant sea views and also convenient to the towns of Aberaeron and Aberystwyth.

DESCRIPTION



An attractive property recently refurbished to a high standard, set in good sized corner plot with off road parking.

ENTRANCE DOOR

Front UPVC double glazing entrance door to

HALLWAY

Radiator, stairs to first floor, door to cloakroom

CLOAKROOM

with W.C. having small wash handbasin, half tiled and housing the recently installed oil-fired central heating boiler.

KITCHEN/DINING ROOM

20'6 x 9'5 (6.25m x 2.87m)



Recently refurbished attractive open plan room with dining area having front radiator, front window, fitted shelving. Attractive kitchen area with contemporary styled range of kitchen units incorporating an eye-level double oven, ceramic

hob with extractor hood over, space for dishwasher, single drainage sink unit, rear entrance door, further fitted cupboards, spot lighting.

LIVING ROOM

14 x 12'7 (4.27m x 3.84m)



Recently carpeted floor, rear window, radiator, wall mounted TV brackets, six double power points.

STAIRS TO FIRST FLOOR

LANDING

With access via drop down ladder to loft.

BEDROOM 1

9 x 12'1 (2.74m x 3.68m)



Radiator, front window, wall mounted TV brackets

BEDROOM 2

11'2 x 12'1 (3.40m x 3.68m)



Radiator, rear window.

BEDROOM 3

8' x 9'11 (2.44m x 3.02m)



Radiator, rear window.

BATHROOM

5'8 x 6'9 (1.73m x 2.06m)



A recently refurbished bathroom having tiled floors and part-tiled walls with vanity unit having storage cupboards, sink unit with waterfall style mixer tap, medicine cupboard over, toilet, bath having power shower unit with double shower including rainfall head. Heated towel rail.

EXTERNALLY



The property is located on a spacious corner plot with side parking area, detached timber workshop, further garden areas including rear storage/utility area having a front door and further large side door for ease of access. The property has larger than average grounds and would make an ideal family home.

GARDENS



WORKSHOP



DIRECTIONS

From Aberaeron take the A487 north, continue through the village of Llanon. Upon leaving the village, take the right hand turning into Cylch Peris. The property can be found straight ahead of you as identified by the agents for sale board.

SERVICES

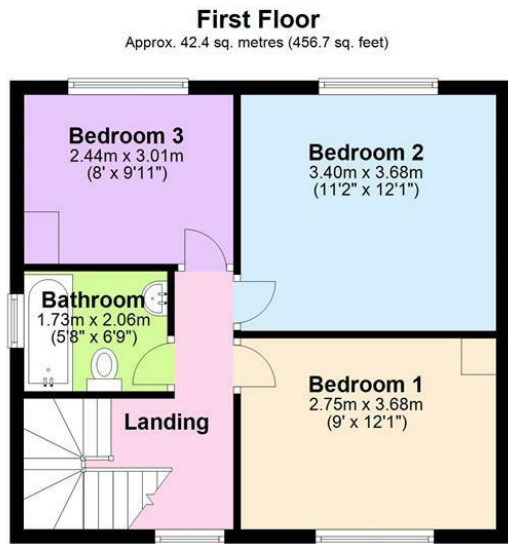
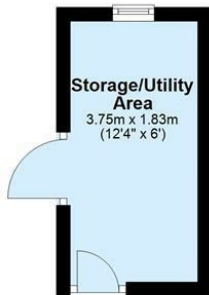
We are informed the property benefits from the connection of mains electricity, mains drainage, mains water and oil-fired central heating.

COUNCIL TAX BAND C

We understand the property is Council Tax Band C and the Council Tax payable for 2023 / 2024 financial year is £1693.42

Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



Total area: approx. 101.3 sq. metres (1090.1 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

17 Cylch Peris, Llanon



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(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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