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**68 Stad Craig Ddu, Llanon, Ceredigion, SY23 5AQ**

**Asking Price £385,000**

**\*\*\*If you're looking for a coastal property within walking distance to the sea, then look no further\*\*\***

A contemporary styled detached, 4 bedroom 2 bathroom house with direct sea views over Cardigan Bay. This superbly presented property, formerly the show home for the development, is one worthy of inspection at an early date and offers turn key accommodation, ready for immediate occupation.

The property is located on the outskirts of the popular village of Llanon, close to the destination town of Aberaeron to the south and the popular university town of Aberystwyth to the north.

## Location



Superbly located in this coastal locality with direct sea views towards Aberaeron and New Quay beyond, overlooking Cardigan Bay, on the outskirts of Llanon within walking distance to the All Wales coastal path. The property is on the outskirts of the village of Llanon which has a good range of local amenities including shops, public house, primary school, being on a regular bus route. The property is some 4 miles north of the destination town of Aberaeron, renowned for its colourful houses, bars, restaurants, shops and with primary and secondary schooling, together with integrated health centre. The larger town of Aberystwyth is some 10 miles north, offering a wide range of retail facilities, train station and Bronglais general hospital.

## Description



An attractive "non-estate" property located off a no-through road with superb views. This property offers well appointed accommodation, first occupied in June 2021. The property was originally the show home for the development and is therefore finished to a good standard and is, in our opinion, a turn-key purchase ready for immediate occupation. The property has Georgian style double glazing, solar panels, electric car charging point and electric radiators. The present owner is satisfied with the efficiency of the house. The property affords more particularly, the following accommodation:

**Front Georgian style entrance door**  
With arched fan light over.

## Hall



Access to understairs storage cupboard.

## Cloakroom



Cloakroom off having W.C., wash handbasin, heated towel rail, half tiled walls, tiled floor.

## Living room

21'6 x 11 (6.55m x 3.35m)



An attractive, light room with front windows having direct views towards New Quay and Aberaeron. Patio doors to rear garden for those alfresco evenings.

## Kitchen dining room

21'8 x 10 (6.60m x 3.05m)



An attractive open plan room with feature flooring, heater and TV point. With kitchen window facing the garden and dining room window having panoramic views over farmland and sea towards New Quay.

## Kitchen area



With an extensive range of modern, good quality kitchen units with soft-close drawers. Having a ceramic one and a half bowl sink unit with mixer tap under the rear window, barely used integrated dishwasher and fitted Neff oven, induction hob with extractor hood over, integrated fridge and freezer, spotlights, large saucepan drawers and ample storage.

## Utility room

7 x 6'2 (2.13m x 1.88m)



With an elegant range of fitted units incorporating a ceramic single drainage sink unit, space for washing machine and tumble dryer, rear entrance door.

## First floor



With entrance via an attractive timber staircase with feature balustrade to first floor landing, oak effect doors - adding to the character of this property.

## View from landing



## Landing

With access to boarded loft being a useful storage area, door to airing cupboard housing the pressurised hot water cylinder which is divided into a 2/3 1/3 storage capacity for efficiency. Feature front window which would make a lovely study area with outstanding views over the sea.

## Rear master bedroom

10'7 x 10'3 (3.23m x 3.12m)



Rear window, heater, TV point, ensuite shower room.

## Ensuite shower room



Being half tiled with tiled floor, heated towel rail, shower having rainfall and normal shower head, wash handbasin, toilet, side window.

## Bathroom



Fully tiled walls and floor with bath having shower unit over, wash handbasin, toilet, heated towel rail.

### Front bedroom 2

10'7 x 10 (3.23m x 3.05m)



Front window with panoramic views over the sea. TV point, radiator.

### Front bedroom 4

10'9 x 7 (3.28m x 2.13m)



Front window with panoramic views over the sea. TV point, radiator.

### Rear Bedroom 3

10'7 x 10 (3.23m x 3.05m)



TV point, electric heater, window overlooking rear garden.

### Externally



The property is approached via Heol y Mor being a no-through road leading to further properties, with this being a small row of houses with number 68 being the last of the new development set away from the remainder of the houses. The property stands in good sized gardens, being a corner plot with front, private tarmac driveway having ample parking, extensive front lawned gardens - we are informed having planning consent for a detached garage. Side garden with access to rear enclosed garden with patio area, further lawned area.

## Services



We are informed the property is connected to mains water, mains electricity and mains drainage.

### **Council Tax Band E**

We understand the property is Council Tax Band E and the Council Tax payable for 2024/2025 financial year is £2568.

### **Directions**

From Aberaeron take the A487 north, continue through Aberarth and upon entering Llanon, take the first left hand turning on to Heol y Mor and the property is the last of the new development on the right hand side.

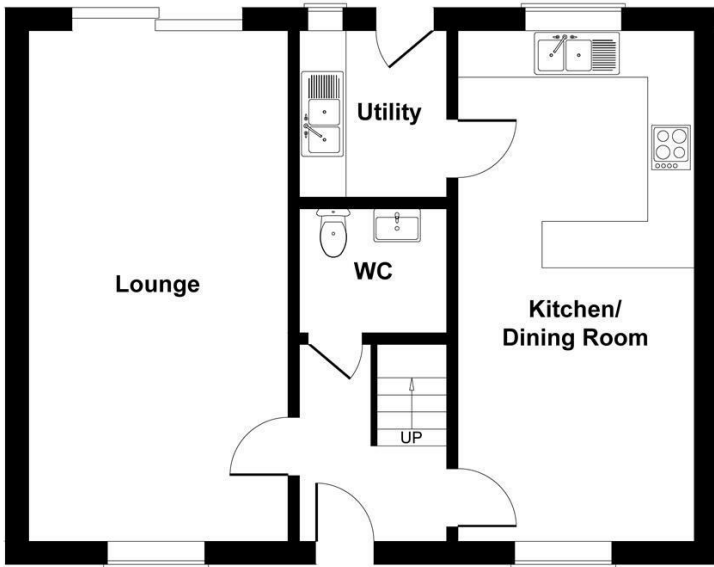
What3Words: unwraps.librarian.player

### **Views**

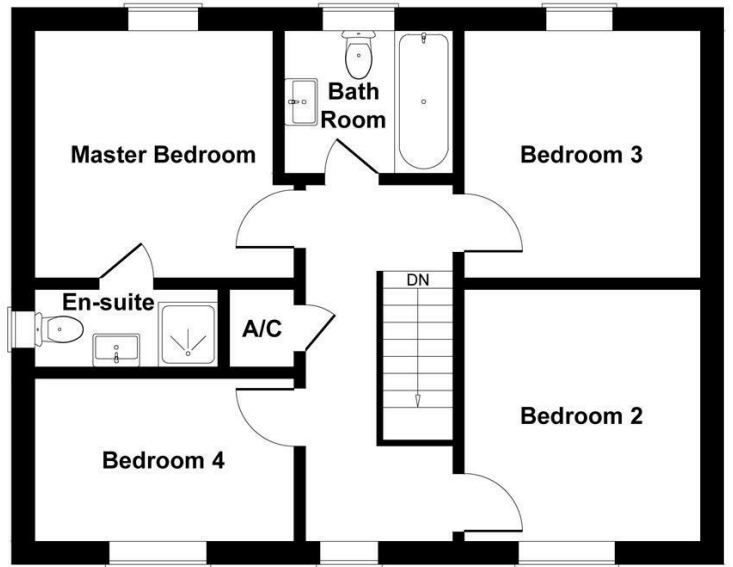


### **Sea scape**

# 68 Stad Craig Ddu



GROUND FLOOR



FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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