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Seaway Llansantffraed, Llanon, Ceredigion, SY23 5HR

Asking Price £245,000

Welcome to this charming coastal cottage located in the picturesque village of Llansantffraed, Llanon. This delightful property boasts a cosy living room, with wood burner perfect for relaxing after a long day, with a large, light kitchen/diner.

This cottage offers a comfortable living space ideal for a single person or couple.

Being within a stone's throw of the seaside, this cottage provides a perfect retreat from the hustle and bustle of life. Imagine waking up to the coastal surroundings and enjoying the fresh sea air right on your doorstep.

Whether you're looking for a weekend getaway or a permanent residence, this cottage offers a unique opportunity to embrace a relaxed coastal lifestyle in a beautiful setting. Don't miss out on the chance to make this charming property your own.

Location



A superbly positioned property located within a stone's throw of the All Wales coastal path and enjoying sea views. A pretty and characterful cottage on the outskirts of the village of Llanon with a good range of local facilities including shop, post office, primary school, public house and being a regular bus route. Also being convenient to the larger towns of Aberaeron to the south, being a destination town renowned for its popular restaurants, bars and shops, and within a quarter of an hour's drive to the larger university and market town of Aberystwyth.

Description



A pretty coastal cottage offering tastefully presented, characterful accommodation with the benefit of modern electric heating via a radiator system. The property also has uPVC double glazing with new windows installed in 2022. The living room is complimented by a lovely woodburning stove, being the heart of this characterful home. The accommodation provides, more particularly the following:

Front entrance door



to

Living room

16'5 x 15 (5.00m x 4.57m)



A characterful room with red and black quarry tiled floor, feature exposed stone chimney breast with woodburning stove inset, radiator, stairs to first floor

Kitchen/Dining area

19'2 x 10'10 (5.84m x 3.30m)



Divided into

Kitchen area



with an attractive range of fitted kitchen units at base and wall level incorporating a deep Belfast sink unit, fitted oven and hob with extractor hood over, integrated dishwasher with fridge and freezer. With oak flooring and open vaulted ceilings.

Dining area



With oak flooring, triple aspect with windows to each side wall and patio doors to rear patio area for those lovely alfresco evenings.

Inner hallway

With storage cupboard off, housing the plumbing and space for automatic washing machine. Leading to

Shower room



Being fully tiled with shower cubicle, toilet, wash handbasin and heated towel rail.

First floor

With access to under eaves storage area housing the hot water storage tank.

Open plan bedroom
16'7 x 15'1 (5.05m x 4.60m)



An attractive room with exposed A-frames, double aspect windows and painted stone walls with traditional exposed pine floorboards, radiator.

Ensuite



With W.C., wash handbasin and radiator.

Externally



This property has attractive yet easy to maintain gardens and grounds with a nautical feel. To the side of the property is a gravelled parking area for up to 2 vehicles with gated entrance to the rear enclosed garden. With patio area, further raised area having lovely views from where you can enjoy magical sunsets.

Directions



What3Words: grace.relieves.guard

From Aberaeron take the A487 north, continue into the village of Llanon. Just past the butcher, take the next left hand fork towards Llansanffraid. Follow this road around until the church is in front of you. Bear left on to a narrow lane and continue for approximately 50yds and the property can be found on your left hand side.

Council Tax Band C

We understand the property is Council Tax Band C and the Council Tax payable for 2024/2025 financial year is £1868.31



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(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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