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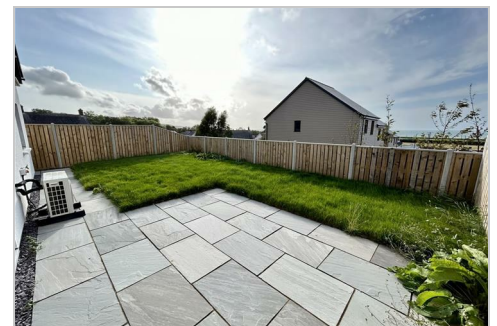
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6 Clos Yr Odyn, Parc Peris, Llanon, Ceredigion, SY23 5JE

Asking Price £385,000

Want to wake up to sea views then look no further !!

A well designed modern property being a 4 bedroom two storey detached dormer bungalow, ideal for whole lifetime living. The open plan kitchen/dining/living area is dual aspect and has bi-fold doors opening out on to a generous patio for those alfresco evenings admiring the glorious sunsets.

The spacious hallway provides a dedicated laundry space and plenty of storage. The master bedroom has built in wardrobes and is served by an en-suite with walk in shower. Two more bedrooms and a contemporary family bathroom to the first floor complete this property.

Location

Llanon is a village with a shingle beach located on the coast of Cardigan Bay, 11 miles south of Aberystwyth and 5 miles north of Aberaeron on the main A487 coast road. Llanon attracts many tourists visiting Ceredigion, including walkers of the Ceredigion Coastal Path, with a variety of local amenities.

Description

The property was recently constructed and has been occupied for some 6 months however the current vendors have decided that the accommodation does not suit their current living requirements.

Please note that the pictures are of the property prior to being occupied and may not reflect the current condition of the property. Further details from the selling agents.

Hallway



With storage and dedicated laundry area.

Living Room / Dining Room

19'8" x 11'9" (6.x 3.6)



With full height vaulted ceiling. TV and phone points.

Kitchen

9'6" x 11'9" (max) (2.9 x 3.6 (max))



Fully fitted kitchen to include an integrated fridge freezer, dishwasher, hob, oven and cooker hood. Laminate worktop and co-ordinating upstand, spot lights to kitchen area. TV and phone points.

Utility Room

5'6" x 10'5" (1.7 x 3.2)



Bedroom 1 Ground Floor

10'9" x 12'1" (3.3 x 3.7)



With fitted wardrobes.

En-Suite



Bedroom 2 Ground Floor

10'5" x 8'2" (max) (3.2 x 2.5 (max))



Ground floor Bathroom

7'10" (max) x 6'6" (2.4 (max) x 2.00)



With bath.

Bedroom 3

14'1" x 11'9" (4.3 x 3.6)



Bedroom 4

8'2" x 15'5" (2.5 x 4.7)



Bathroom

7'2" x 14'5" (2.2 x 4.4)



Fully tiled walls Grey Ayton/Porcelanosa tiles to bath and wash handbasin.

Sanitary ware white with chrome finished fittings, white gloss vanity units in bathroom. Extractor fan to bathroom and where applicable, en suite. Shower over bath., chrome towel rail and spotlights.

Externally



Block paved driveway to front of property. Patio area and turf garden to rear of property.

Services

Mains Services water, electricity and drainage.

Heating Air source heat pump Valiant /Daikin (Solar Panels on roof). Underfloor heating to ground floor, radiators to first floor. All with thermostatic valves.

Council Tax Band E

We understand the property is Council Tax Band E and the Council Tax payable for 2024/2025 financial year is £2544.

External Construction

Cavity Walls - inner: timber frame, outer: range of finishes to suit planned architecture.

Roof Tile: slate effect with black PVCu rainwater goods.

Double glazed windows in uPVC frames.

Insulated external doors in uPVC.

uPVC Patio or French doors to garden.

Further Points of Interest

In close proximity to Llanon Beach; a dog friendly beach mainly shingle but with patches of sand and when the tide is out there are plenty of rock pools to investigate. This is an ideal start point for the Ceredigion Coastal Path heading south towards Aberaeron and New Quay. Llanon is a virtual midpoint of the Ceredigion Coastal Path walk that runs from Ynys Las to Cardigan. It is a beautiful walk covering all the towns and villages on its route and may be walked in easy sections. From Llanon the walk into Aberaeron has some lovely views over the sea, and going to Llanrhystud you will encounter the Lime Kilns on a more inland walk.

Education:

Primary school provision is at Ysgol Gynradd Llanon. Ysgol Gyfun Aberaeron located 5 miles away in Aberaeron.

Medical:

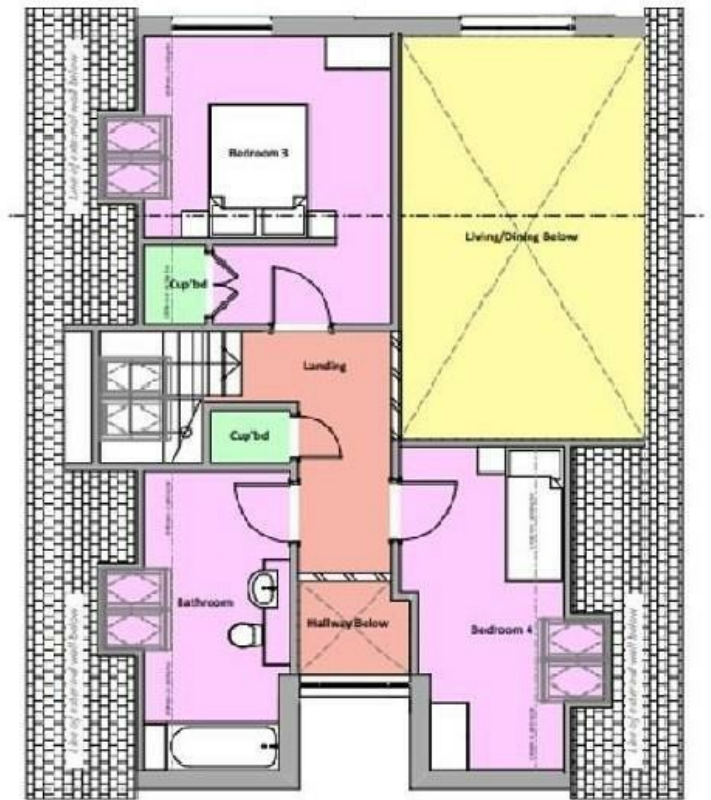
Medical services are provided in Aberaeron. Pharmacy services are also located in Aberaeron. A well equipped district general hospital can be found in Aberystwyth.

Site Plan





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	98	99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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