

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Swn Y Mor 8 Heol Yr Esgob, Llanon, Ceredigion, SY23 5HS

Asking Price £295,000

A delightful coastal bungalow with direct sea views offering deceptively spacious 2 bedroom, 2 bathroom accommodation with rear conservatory, attached garage and easy to maintain gardens.

This lovely bungalow is ideal for retirement purposes, located on the outskirts of Llanon with picturesque sea views and convenient to both Aberaeron and Aberystwyth.

Location



A superbly positioned coastal bungalow on the edge of the coastal village of Llansantffraed, directly overlooking the sea with expansive views down the coast line towards Aberaeron and New Quay. Llansantffraed is a historic village on the edge of Llanon which offers a good range of every day amenities including shop, primary school, public house etc, also being convenient to the destination town of Aberaeron to the south, renowned for its colourful houses surrounding the harbour and the larger administrative centre and shopping town of Aberystwyth to the north, with a good range of retail outlets including Marks & Spencer's, Tesco, Morrison's, Next etc. The property is also located only a short walk from the coastal footpath and within an attractive stroll down to the shingle beach nearby.

Description



A detached and deceptively spacious bungalow with the benefit of oil fired central heating and uPVC double glazing. The property also has the benefit of an attractive rear conservatory with full views towards the sea, the accommodation provides more particularly the following:

Hall

Entrance door to hallway, radiator, access to airing cupboard, copper cylinder, separate cloak cupboard.

Living Room

19'4 x 11'9 (5.89m x 3.58m)



With patio doors having sea views, TV point, radiator. Open plan arrangement to dining area.

Dining Area

12'9 x 11'6 (3.89m x 3.51m)



Radiator, door to conservatory.

Conservatory

11' x 8' (3.35m x 2.44m)



Brick plinth, tiled floor, side door to garden.

Kitchen

8'6 x 8'3 (2.59m x 2.51m)



With a range of kitchen units at base and wall level, incorporating single drainage sink unit, electric oven, four ring hob, fridge space, rear entrance door.

Bathroom



Being fully tiled with bath, wash handbasin, toilet and radiator.

Bedroom 1

12'8 x 10 (3.86m x 3.05m)



With built-in wardrobes, radiator and en-suite shower room.

En-Suite



Being fully tiled having shower cubicle, electric shower unit, wash handbasin and toilet.

Bedroom 2

13'1 x 11'9 (3.99m x 3.58m)



Built in wardrobes, radiator, bay window to front.

Externally

Easy maintenance front garden area, driveway leading to covered car port, which leads to the attached single garage.

Garage

Housing the oil fired central heating boiler, door to rear garden.

Rear Garden



The property has an attractive and easy to maintain garden to the rear, enclosed within a wall boundary, mainly laid with patio slabs and gravel for ease of maintenance and with a direct aspect over fields and the sea beyond.

Services

The property is connected to mains water, mains electricity and oil fired central heating.

Council Tax

Council Tax Band D £2102.

Directions

What3Words: printers.evoke.unveils

Ground Floor

Approx. 139.0 sq. metres (1495.7 sq. feet)



Total area: approx. 139.0 sq. metres (1495.7 sq. feet)

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

8 Albion Fields, Heol Yr Esgob, Llanon



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611