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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 a 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 short stroll down to the attractive 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 and radiator. Open plan arrangement to dining area.

Dining Area

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



Radiator and door to conservatory.

Conservatory

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



Brick plinth, tiled floor and 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 and rear entrance door.

Bathroom



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

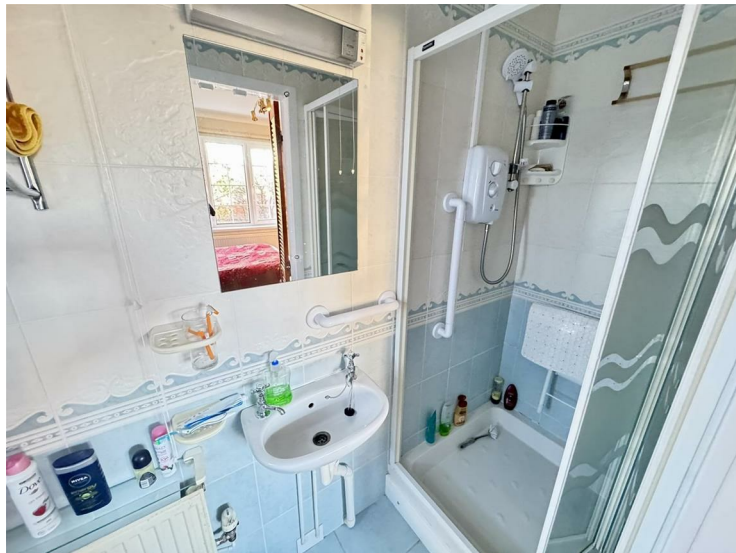
Bedroom 1

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 and bay window to front.

Externally

Low maintenance front garden area with 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 South facing garden to the rear, enclosed within a wall boundary and mainly laid with patio slabs and gravel for ease of maintenance and with a direct views 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 with amount payable being £2,271 2025/2026.

Directions

What3Words: printers.evoke.unveils

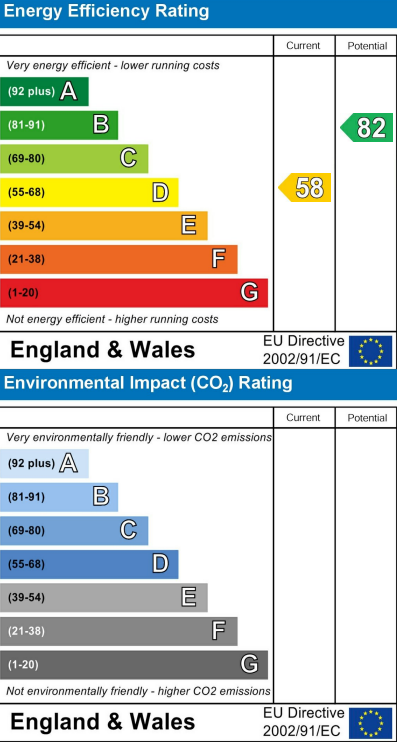
Ground Floor
Approx. 139.0 sq. metres (1495.7 sq. feet)



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



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