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**Elmor Stryd Yr Eglwys, Llanon
Aberystwyth Ceredigion SY23 5HT**

Guide price £159,000

An end terrace 2 bedroomed property situated in the heart of the village.

Energy Efficiency Rating : 92 A

Tenure : Freehold

Council Tax Band : TBC

Elmor Stryd Yr Eglwys, Llanon, Aberystwyth, Ceredigion, SY23 5HT

An end terrace 2 bedroomed property situated in the heart of the village.

Elmor is located just off the main thoroughfare within level walking distance of all local amenities that are on offer to include Public house, general stores and primary school. The Georgian harbour town of Aberaeron is some 6 miles to the South and the university town of Aberystwyth is some 12 miles to the North. Both the aftermentioned have a good range of amenities to include secondary schools.

Elmor has the benefit of a pleasant rear garden to the rear and would ideally suit first time buyers.

Tenure

Freehold

Services

Mains electricity, water & drainage

Council Tax

Band

Viewing

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com.

Elmor provides for the following accommodation. All room dimensions are approximate.

Ground Floor

Front entrance door to

Reception Hallway

Stairs to first floor, radiator and door to

Living Room

9'9 x 15 (2.97m x 4.57m)



Window to floor, exposed wooden floor, understairs storage cupboard. Room heating range on slate hearth.

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Kitchen

6'2 x 12'9 (1.88m x 3.89m)



Comprising of a single drainer stainless steel sink unit with mixer tap. Base units with fitted electric cooler and 4 ring hobs. Eye level units and electric fan, tiled floor, radiator, splashbacks. Door and window to rear.

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First Floor
Landing with access to roof space, Doors to

Bedroom 1
13'7 x 6'7 (4.14m x 2.01m)



With window and door to rear with sea views, radiator.

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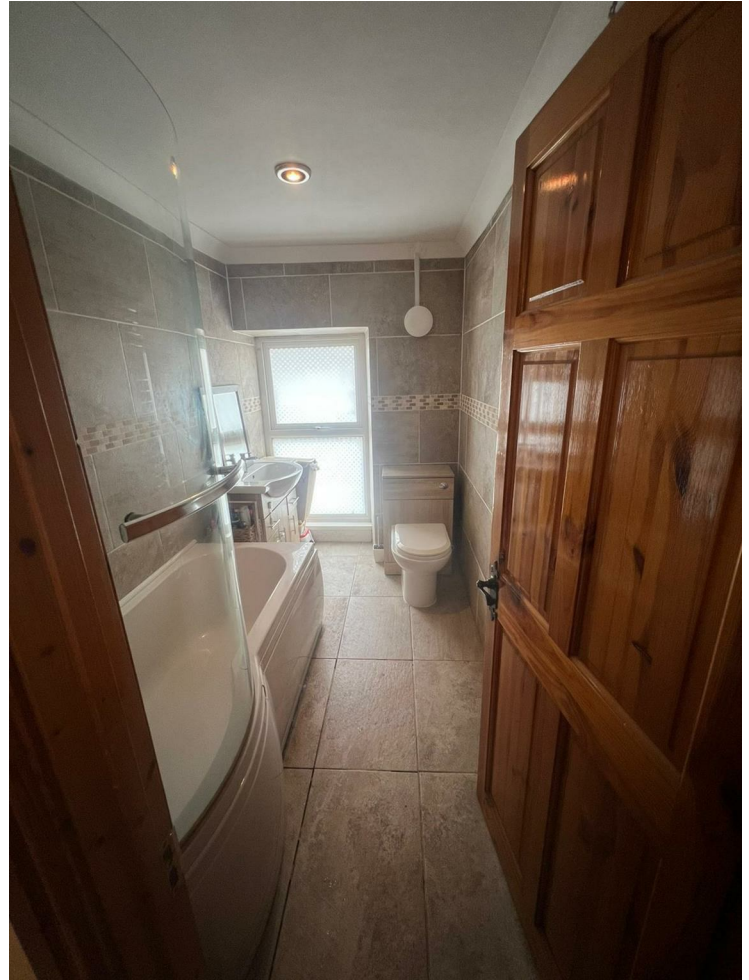
Bedroom 2

7'8 x 15'1 (2.34m x 4.60m)



With window to rear & radiator.

Bathroom



Comprising of WC, Bath with TRITON shower & screen over. Wash handbasin, heated towel rail, fully tiled and window to fore.

Externally



Side pedestrian access to
Utility Area 11'2 x 7'3
Large rear garden with lawn, raised beams and decking.
Garden shed.

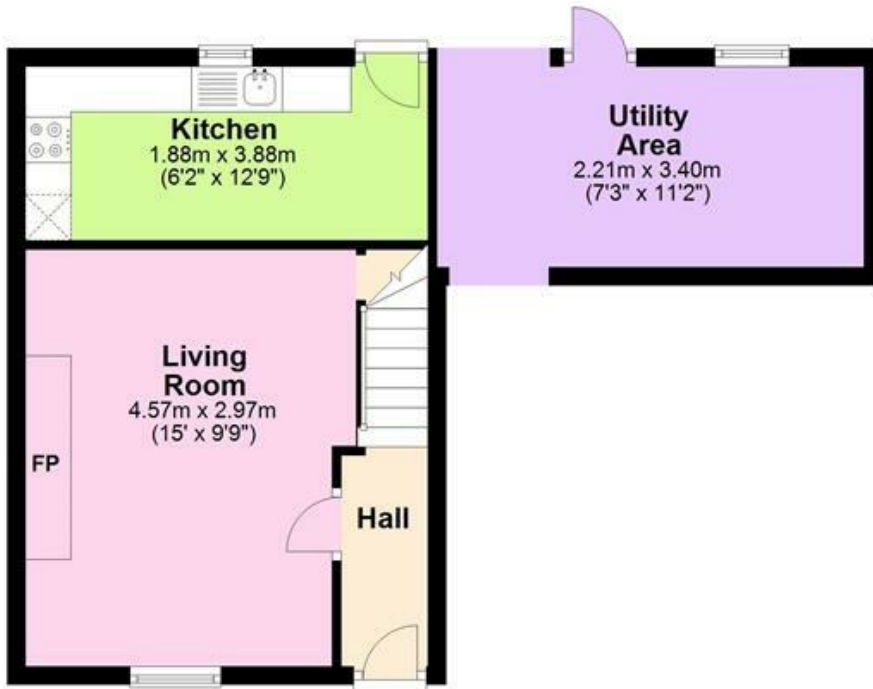
Directions

Take the A487 South to Llannon. In the centre of the village turn right just before the butchers shop and the property is the end property on the first terrace on the left.



Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



Total area: approx. 67.9 sq. metres (731.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Elmor, Stryd-yr-Eglwys, Llanon

Energy Efficiency Rating	
Current	Potential
92	98
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	