



16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com



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.

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



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.

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



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.

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

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.

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

Externally



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

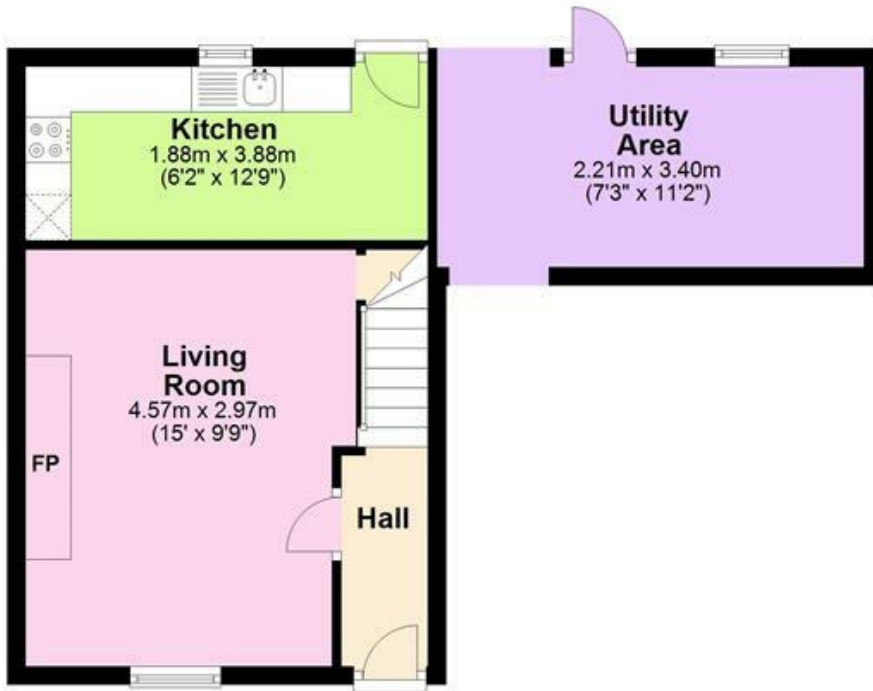
Directions

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98	(92 plus) A		
(81-91) B	92		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	