



Clydevale , Llanon
Ceredigion SY23 5HG
Guide price £199,000



Situated in the heart of the village,

a 3/4 bedroomed Georgian semi detached end of terrace house with private off road parking and garden to rear. (EER 30)

Clydevale is a spacious family property with many original features, which comprises of 2 reception rooms, kitchen and dining area, wc and conservatory on ground floor. On the first floor there are 3 double bedrooms, a bathroom, box/bed room and a study/dressing room. Second floor, large attic room. Externally there is a pleasant rear garden with adjacent private off road vehicular parking. Fully double glassed with oil central heating.

The village of Llanon is situated some 11 miles due south of the university and market town of Aberystwyth and some 5 miles due north of the Georgian harbour town of Aberaeron. Both towns mentioned have a range of amenities which include secondary schools and banks. Local amenities to Llanon include a post office, primary school, village stores and public houses.

TENURE

Freehold.

SERVICES

Mains electric, water and oil central heating.

VIEWINGS

Strictly by appointment with the selling agents.
Aled Ellis & Co Ltd, 16 Terrace Road,
Aberystwyth, Ceredigion, SY23 1NP.
01970 626 160 or sales@aledellis.com

Clydevale provides for the following

accommodation, all room dimensions are approximate and all images have been taken with a wide angle lens digital camera.

ENTRANCE DOOR TO

HALLWAY



Original (mosaic) floor tiling, with stairs to first floor accommodation and under the stairs storage cupboard. Doors to

SITTING ROOM

11'2" x 16'0" (3.41m x 4.88m)



Comprising original feature fireplace with wooden mantle surround & cast inset, storage & display cupboards, window to fore and radiator. With door to kitchen and dining area.

LIVING ROOM

13'1" x 16'0" (4.00m x 4.88m)



Original (mosaic) tiled floor with carpet over, picture rail, open fireplace with stone mantle surround and on a stone heath (70's). Part original storage. Window to fore and radiator.

KITCHEN AREA

15'1" x 8'10" (4.61m x 2.71m)



Comprising of base and eye level units, 1 ½ drainer sink, Zanussi oven and stove and fitted fridge. Exposed beams. Window to rear and radiator. Partial original quarry tiled floor. Doors to Wc/Showeroom and Conservatory. Archway divide to Dining room.

DINING AREA

12'2" x 8'10" (3.72m x 2.71m)



Exposed beams, pointed feature wall and seating area. With window to rear and radiator.

WC/SHOWEROOM

With Mira shower cubicle, wash hand basin and wc.

CONSERVATORY

11'11" x 9'11" (maximum dimensions) (3.65m x 3.04m (maximum dimensions))



With tiled flooring and door to external.

FIRST FLOOR ACCOMMODATION

LANDING

Doors to

BEDROOM 3

11'5" x 8'10" (3.50m x 2.70m)



With radiator and window to rear.

DRESSING ROOM/STUDY

6'5" x 4'11" (1.97m x 1.51m)

With radiator and window to rear.

BATHROOM

9'8" x 8'9" (maximum dimensions) (2.97m x 2.69m (maximum dimensions))



Comprising whirlpool bath, wc, heated towel rail and vanity unit/wash hand basin. Tiled floor and partially tiled surround, spacious airing and storage cupboards. Window to rear.

UPPER LANDING

With radiator.

Doors to

BEDROOM 1

12'3" m x 16'0" (maximum dimensions) (3.74 m x 4.88m (maximum dimensions))



With quad mirrored, full width built in wardrobes, window to fore and radiator.

BOX ROOM/BEDROOM 4

6'11" x 6'8" (2.11m x 2.05m)

With window to fore and radiator.

BEDROOM 2

16'0" x 11'11" (4.88m x 3.64m)



With window to fore, wash hand basin/vanity unit and radiator.

SECOND FLOOR ACCOMMODATION

ATTIC ROOM

16'0" x 32'1" (4.88m x 9.80m)

Limited headroom.

EXTERNALLY



Paved & patio area around conservatory and walkway to the rear of the garden. Garden shed, green house and brick sheds. Gate access to side walkway.

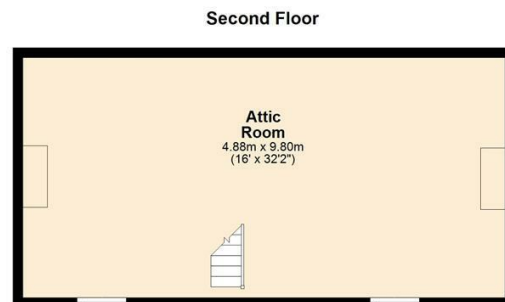
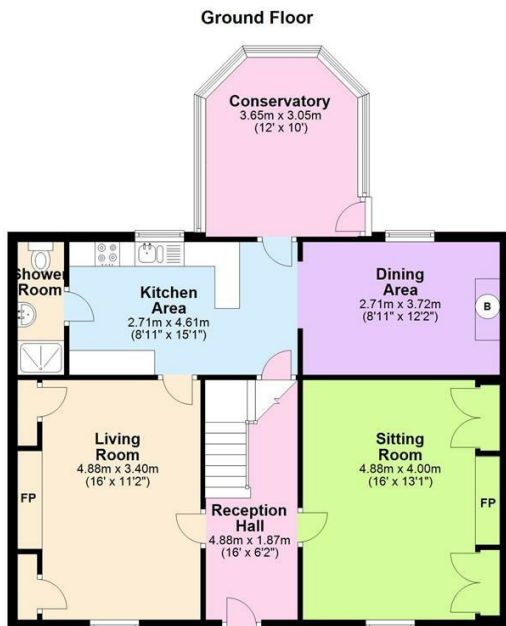
Vehicular access over adjoining property to private vehicular hard standing to rear.



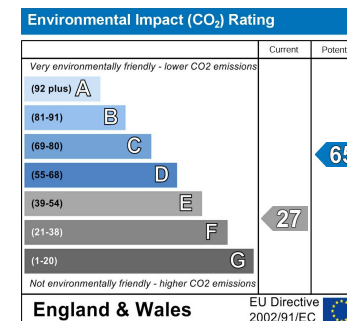
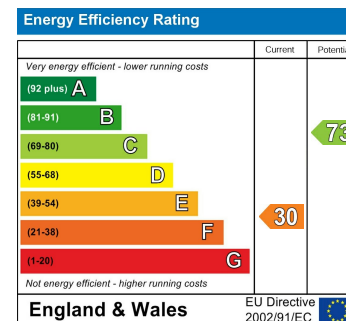


DIRECTIONS

Take the A487 South to Llanon and the property is on the Left hand side in the heart of the village, opposite the second garage on the Right.



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



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