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Llys Y Malwod Stryd Fawr, Llanon, SY23 5HH

Asking Price £195,000

An excellent opportunity for families or those looking for a generously proportioned home, this impressive property offers versatile living space combined with plenty of character and charm. The accommodation includes 4 well-proportioned bedrooms, 4 bathrooms and 3 inviting reception rooms, providing ample space for both everyday family life and entertaining. Characterful features blend seamlessly with modern comforts, including oil-fired central heating and double glazing. Outside, the property continues to impress with a lovely rear garden, a detached workshop offering excellent potential for hobbies, storage or a variety of uses, and off-road parking for two vehicles. Ideally positioned within easy reach of both Aberaeron and Aberystwyth, the property benefits from convenient access to local amenities, the beautiful Ceredigion coastline and the coastal path. The nearby shingle beach at Llansanffraed is an added attraction, perfect for seaside strolls and enjoying the outdoors.

** CHAIN FREE **

Location

Situated in the popular coastal village of Llanon, on the picturesque Cardigan Bay coastline of Ceredigion, the property enjoys convenient access to a good range of local amenities, including a primary school, village shops, a public house, butcher, fish and chip shop and regular bus services connecting the coastal communities with Aberaeron and Aberystwyth.

One of the village's principal attractions is its proximity to the beautiful coastline at nearby Llansantffraed, where the All Wales Coastal Path provides excellent opportunities for scenic walks, enjoying far-reaching coastal views and exploring this particularly attractive stretch of the West Wales shoreline. The Georgian harbour town of Aberaeron lies approximately 5 miles to the south and offers a wider range of shops, cafés, restaurants, public houses and everyday services, together with its attractive harbour and colourful architecture.

To the north, the university and administrative town of Aberystwyth is approximately 11 miles away, providing a more extensive range of shopping and leisure facilities, supermarkets, independent retailers, restaurants, educational establishments, Aberystwyth University and Bronglais General Hospital. The property's position alongside the main coastal road further enhances its practicality, with convenient access to surrounding towns, amenities and transport links being one of its principal attractions, making it an appealing choice for those seeking a home within easy reach of the Ceredigion coastline.

Description

A deceptively spacious semi-detached 4 bedroom house offering versatile and adaptable accommodation, now in need of some sympathetic upgrading ideally suited to family occupation, multi-generational living or those seeking additional space to accommodate guests. The property combines character features with a flexible layout, providing a welcoming reception hallway with a useful adjoining snug area, a characterful living room and a separate dining room. The kitchen is complemented by a separate utility area and a ground-floor cloakroom with WC, providing practical everyday convenience. To the first floor, the accommodation is particularly appealing, with a generously proportioned principal bedroom with en-suite shower room, together with a second bedroom also benefiting from en-suite facilities. Within the original cottage section to the front of the property are two further bedrooms served by a separate family bathroom. This adaptable arrangement offers excellent flexibility for larger families, multi-generational households or those requiring separate areas for guests, making the property an appealing proposition in this popular coastal village.

Side Entrance Hall

12'5 x 8 (approx) (3.78m x 2.44m (approx))

With an entrance door and window allowing a light and inviting

entrance to this home, with Parquet flooring and beamed ceiling.

Snug / Study
8'10 x 6'4 (approx) (2.69m x 1.93m (approx))

A cosy space with exposed stone wall.

Living Room
21'2 x 15'4 (6.45m x 4.67m)

A characterful room with exposed stone walls having a fireplace in-situ, beamed ceiling, double aspect windows and front door.

Dining Room
15' x 14'8 (4.57m x 4.47m)

With attractive timber flooring, brick decorative fireplace, patio doors to enclosed side terrace.
Stairs to 1st floor.

Kitchen
15'1 x 9'2 (4.60m x 2.79m)

With a range of oak fronted units, having a sink unit with mixer tap, cooker space and tiled floor.

Utilty Room

Located off the rear hall with a door to the rear is a utility area with sink unit and door to cloakroom having W.C and wash handbasin.

Rear Master Bedroom

18'5 x 15'1 overall (5.61m x 4.60m overall)

A large space with central chimney breast, double aspect windows and door leading to:

Fisrt Floor

The stairs lead from the dining room to a large rear landing area that leads to the following rooms:

En Suite Shower Room

With a shower unit, wash basin, toilet and side window.

En-suite Bedroom 2
10'9 x 8'7 (3.28m x 2.62m)

With side window.

Ensuite Shower Room

With a toilet, washbasin, shower cubicle and window.

Second Landing

Approached by a low wall with limited head height.

Airing Cupboard
With radiator.

Main Bathroom
7'5 x 6'1 (2.26m x 1.85m)

Being fully tiled with bath having shower unit over with screen, wash basin and toilet.

Bedroom 3
15' x 8'6 (max) (4.57m x 2.59m (max))

With front window and ornamental fireplace.

Bedroom 4
12' x 8' (max) (3.66m x 2.44m (max))

With front window.

Externally

The property stands in spacious grounds which are enclosed within a walled and fenced boundary.

Rear Gardens

Being partly grassed and with a raised concrete base with adjoining stone outbuilding.

Workshop
18'9 x 17'2 (5.72m x 5.23m)

A useful building to the rear of the garden.

Parking Area

To the side of the house is a gravelled parking area providing valuable off-road parking.

Services

The property benefits from mains water, mains electricity and mains drainage with oil fired central heating.

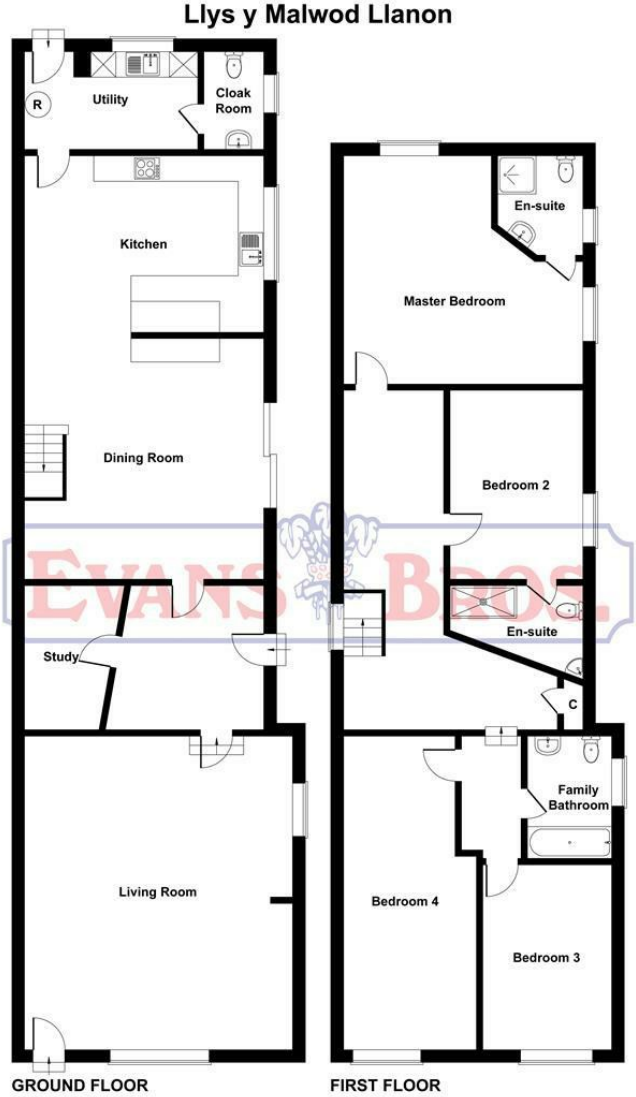
Council Tax Band D

Band D £2296 (MYCOUNCILTAX.ORG)

Directions and Viewing Arrangements

The property can be found in the centre of the village.
Viewing is arranged via the sole agents Evans Bros who will be pleased to show you this spacious and adaptable property.

Llys y Malwod Llanon



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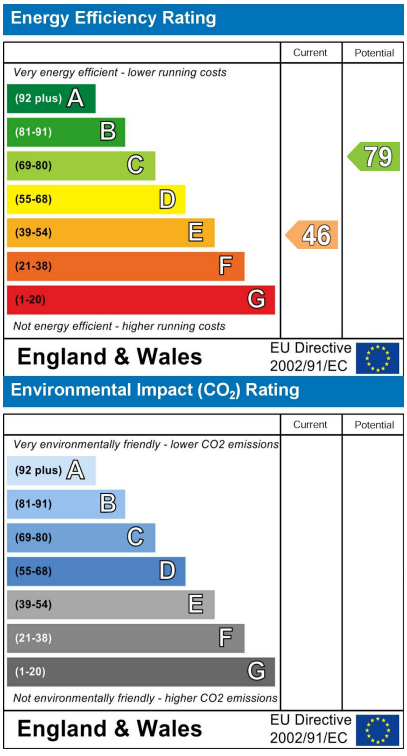

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