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**Gerynant, Llanon, Ceredigion, SY23 5LW**  
**Asking Price £385,000**

Superbly positioned country bungalow set in 1.25 acres with paddock offering substantial 2 reception room, 3 bedrooomed accommodation having been professionally decorated throughout, being light and airy and having panoramic views overlooking the Ceredigion coastline and towards the Cambrian mountains.



## LOCATION



The property is superbly located in an elevated position enjoying commanding views overlooking the entire Cardigan bay and over the surrounding farm land and towards the Plynlymon mountains to the north. The property is located adjoining a quiet country lane approximately 1.3 miles from the coastal village of Llanon on the A487 roadway being convenient and approximately equidistant to the destination town of Aberaeron to the south and the larger university and market town of Aberystwyth to the north.

## DESCRIPTION



An attractive detached bungalow residence constructed we are informed in 1985 offering well proportioned substantial accommodation with 2 reception rooms, a large kitchen diner with rayburn range, together with 3 double bedrooms. The property has the benefit of oil fired Rayburn range together with modern electrical heaters and quality uPVC double glazed windows. The property provides more particularly the following -

## FRONT PORCH



## RECESSED ENTRANCE DOOR

With door leading to -

## HALLWAY

Having attractive tiled floor and fitted storage unit.

## LIVING ROOM

17'5" x 12' (5.31m x 3.66m)



With tiled floor, electric heater, double aspect windows, fireplace, door to -



## DINING ROOM

16' x 12' (4.88m x 3.66m)



With French doors overlooking the paddock and the Cardigan bay beyond, electric heater, tiled floor, rear window, fitted shelves and study area, patio doors to -

## KITCHEN

18'10" x 12'1"0" (5.74m x 3.68m`0.00m)



An attractive large room being the heart of this home and with the benefit of extensive kitchen units at base and wall level together with double bowl sink unit, oil fired cream Rayburn range with back boiler we are informed for domestic hot water purposes and providing cooking facilities.

## REAR UTILITY AREA



With plumbing for automatic washing machine, tiled floor, rear entrance door

## CLOAKROOM OFF

Having w.c., and wash hand basin

## INNER HALLWAY



With tiled floor, electric heater, access to airing cupboard being shelved with copper cylinder and access to -

## LOFT

Via a drop down ladder being particularly large and centrally boarded for storage purposes

## BEDROOM 2

14' x 9'10" (4.27m x 3.00m)



Tiled floor, electric heater, built-in cupboard



### **BEDROOM 1**

14'1" x 9'11" (4.29m x 3.02m)



Tiled floor, built-in wardrobe, electric heater

### **BEDROOM 3**

12' x 7'9" (3.66m x 2.36m)



Electric heater, built-in cupboard.

### **BATHROOM**



With bath,, separate shower with electric shower unit, wash hand basin, tongue and groove panelled ceiling

### **EXTERNALLY**



The property is approached via a gated entrance with tarmacadamed driveway having ample parking and turning areas leading to detached garage/workshop with front up and over door, rear curtesy door, fitted workshop and bench.

Extensive gardens surrounding the property with rear hard based parking/storage area and paddock, laid to pasture, in all approximately 1.25 acres.



## GARDENS



## DIRECTIONS



## LAND



The property is best approached by taking the A487 road north to Aberarth turning right on to the Pennant roadway, continue through the village of Pennant to Cross Inn turning left on to the B4337, continue for approximately 1 mile taking the 3rd left hand turning (following the agents arrow board) continue along this lane for approximately half a mile and the property can be found on the right hand side as identified by the agents for sale board.

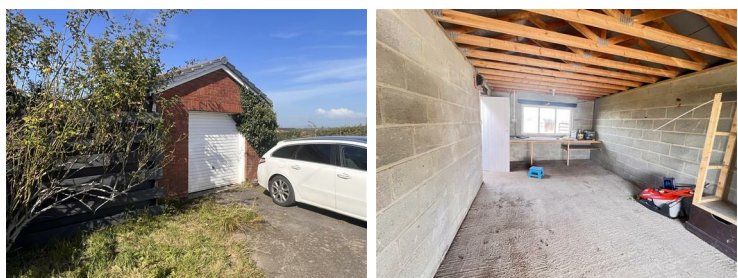
What3words: grinning.covertly.observe

## COUNCIL TAX BAND - E

Amount Payable: £2,332 <http://www.mycounciltax.org.uk/>

## DETACHED GARAGE / WORKSHOP

21'8" x 11'6" (6.60m x 3.51m)



## SERVICES

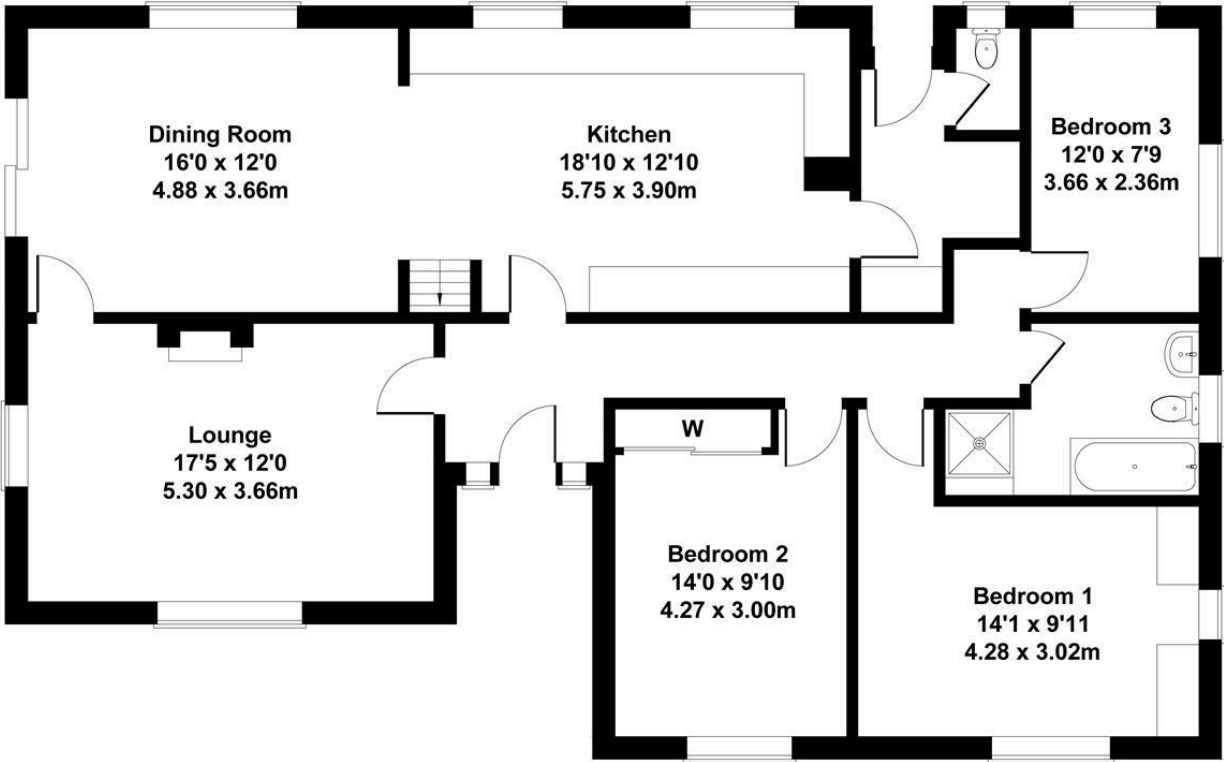
We understand the property is connected to mains electricity, private water supply via a shared borehole, private drainage, electrical heating, mainly uPVC double glazing.

## PLANNING CONSENT

The property was originally constructed under an agricultural occupancy restriction which has recently been granted a Certificate of Lawful Use confirming its status as a residential property. Further details from the selling agents.

# Gerynant Llanon

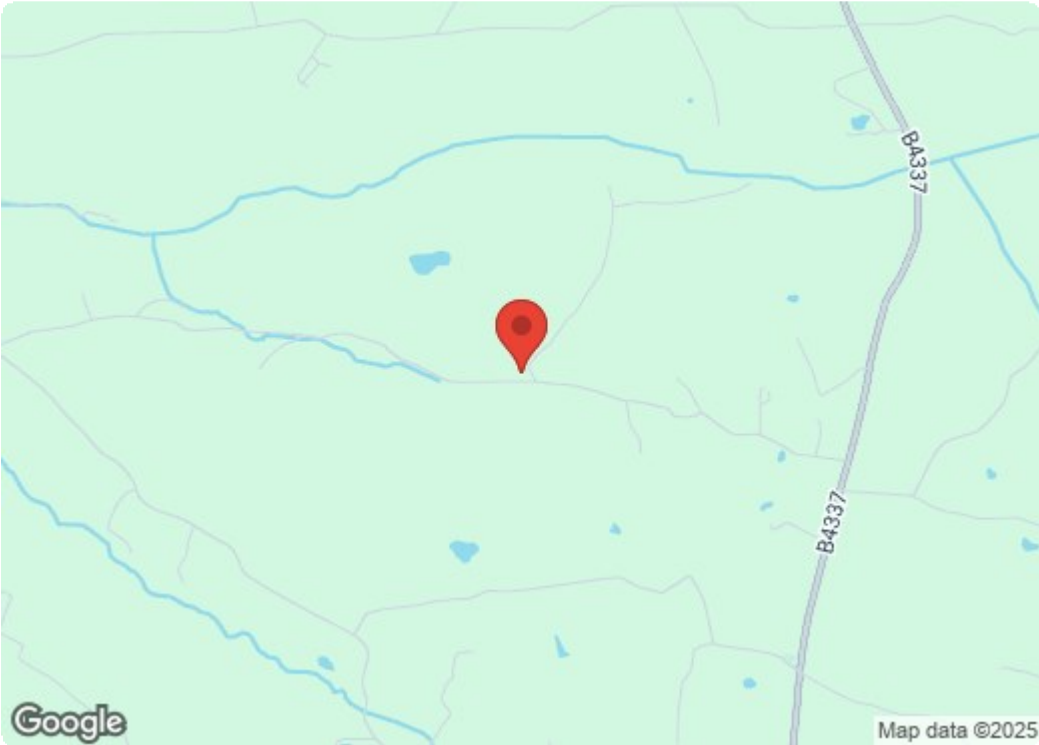
Approximate Gross Internal Area  
125 sq ft - 1345 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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