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Y Garth, Stryd-Yr-Eglwys, Llanon, Ceredigion, SY23 5HT

Guide Price £149,950

A charming coastal cottage offering delightfully presented, characterful 2 bedroomed accommodation with the benefit of a recently installed air source heating system, a solar PV panel arrangement and having had most internal walls insulated. The cottage offers delightful coastal living in a convenient position in the popular village of Llanon with sea views over fields to the rear and within walking distance of village amenities, including primary school, shop and public house.

Location



The property is attractively located in the popular coastal village of Llanon within walking distance of a regular bus route on the A487 roadway leading to Aberystwyth to the north and Aberaeron to the south. The property is some 4 miles from the destination town of Aberaeron and benefits from sea views to the rear and is within walking distance of the coastline and the All Wales footpath.

Description



A charming cottage offering refurbished accommodation having recently had an air source heating system fitted together with electric solar PV panels and internal insulation to most external walls. The property also has the benefit of uPVC Georgian-style double glazing to the front and timber double glazed windows to the rear, making the most of those lovely sea views. This really is a homely cottage deserving of a viewing at an early date.

Front door

to

Reception hall



With radiator and stairs to first floor.

Living room

15'2 x 10'10 (4.62m x 3.30m)



With radiator, two recessed alcoves with cupboards to base, beamed ceilings, feature tongue and groove walling and access to understairs storage area.

Kitchen

14'6 x 8'5 (4.42m x 2.57m)



With a range of painted kitchen units at base and wall level incorporating one and a half bowl sink unit, integrated oven and hob (replaced in recent times) together with plumbing and space for automatic washing machine, spot lighting, beamed ceiling and rear entrance door.

First floor

Landing



With attractive tongue and grove walls.

Bedroom 1

15'3 x 8'9 (max) (4.65m x 2.67m (max))



With radiator and front window.

Bedroom 2

7'6 x 6'3 (2.29m x 1.91m)



With radiator, front window and door to storage cupboard with hatch leading into loft space.

Rear bathroom

14'1 x 6'5 (4.29m x 1.96m)



With panel bath having shower unit over (shower replaced in the last 6 months), wash handbasin, toilet, radiator, access to airing cupboard with pressurized hot water cylinder and rear window.

Externally



The property has a small front forecourt, good sized rear garden with gravelled patio area and central path with grassed area to either side. To the rear of the garden is a former stone building.

Sea Views



The property enjoys stunning sea views to the rear.

Services

We understand the property benefits from connection to mains water, mains electricity and mains drainage with a recently installed air source heating system and solar PV panels.

Council Tax Band B

Council Tax Band B with amount payable for 2025/2026 being £1766.50

Directions

From Aberaeron, take the A487 north to Llanon. On entering the village, just after passing the butchers on your right, take the left hand fork in the road and the property can be found as the last but one in the first terrace found on the left hand side as identified by the agent's For Sale board.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC



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