



Llanon

£185,000



2



3



1

Aberystwyth

In the coastal village of Llanon, Sutherland House has all the possibilities of being whatever the next owner wishes. Offering three bedrooms and renovated loft room, this property would be great rented out generating a great income or purchased as a family home. Chain free.

- THREE BEDROOM HOUSE
- REFURBISHED ATTIC
- PRIVATE REAR DECKING AREA
- COASTAL AREA OF LLANON
- NEAR LOCAL SHOPS & AMENITIES
- CHAIN FREE!
- ASK ABOUT RENTAL INCOME

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

sales@alexanders-online.co.uk

www.alexanders-online.co.uk

Call 01970 636000 to arrange a viewing

SUTHERLAND HOUSE

Recently renovated, Sutherland House has the possibilities of being whatever the next owner wishes. If you are an investor, this property has been rented out generating a great income. If you are looking for a family home, the property provides a fantastic open plan downstairs area for all the family and upstairs, enough bedrooms to fit all the family and more! Ask for rental estimates, currently rented via Alexanders.

PROPERTY COMPRISES

Unless expressly stated, all rooms have a range of power points and radiators. The property is heated via gas central heating with mains electric, water and drainage. Telephone subject to BT terms and conditions. Freehold. Chain Free.

ENTRANCE HALL

17' 2" x 5' 7" (5.24m x 1.72m) Step inside Sutherland House, to be greeted with stairs that rise and turn to first floor. Communicating doors to living room and kitchen/diner. Understair storage.

LIVING ROOM

21' 0" x 13' 0" (6.42m x 3.98m) Spacious and light, large bay window to front. The lounge not only offers great space but has a feature fireplace. Door to rear private decking area.

KITCHEN / DINER

21' 0" x 9' 6" (6.42m x 2.91m) Range of base and eye level brown wooden units with worktop over. Space for oven, extractor built in. Single bowl sink with tap over. Space and plumbing for washing machine and dishwasher. Feature fireplace. Space for table and chairs. Large bay window to front.

FIRST FLOOR

Stairs carpeted up to first floor. Communicating doors to three bedrooms and bathroom. Stairs up to second floor.

BEDROOM ONE

17' 2" x 11' 1" (5.24m x 3.40m) Currently used as the master bedroom with window to front. Neutrally decorated and fully carpeted double room. Feature fireplace.

BEDROOM TWO

11' 1" x 11' 1" (3.38m x 3.38m) Window to front. Neutrally decorated and fully carpeted. Double bedroom with feature fireplace.

BEDROOM THREE

8' 9" x 9' 2" (2.69m x 2.80m) Sash window to front. A room that could be utilised as a bedroom, study, nursery or dressing room.

BATHROOM / SHOWER ROOM

10' 3" x 5' 6" (3.13m x 1.69m) Shower cubicle with electric shower unit above. Wash hand basin, low flush WC. Privacy glass window to side. Airing Cupboard. White suite including bathtub.





SECOND FLOOR

Stairs carpeted up to loft room. Window to rear.

LOFT ROOM

27' 1" x 12' 5" (8.26m x 3.80m) Recently renovated and perfect for a "hang out" area. Fully carpeted and painted. Velux window. Space for additional storage in eaves.

OUTSIDE OF PROPERTY

Parking for the property is nearby. Outside to the rear is a raised private decking area. Perfect for alfresco dining.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2021 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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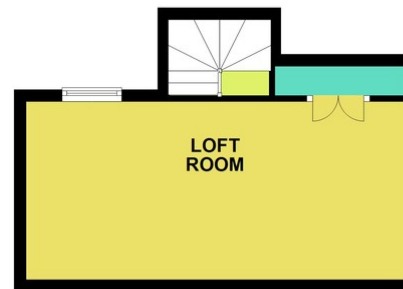
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

TBC

Energy Efficiency Rating

41

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

Opening Hours

Monday - Friday: 9am - 6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

Contact Us

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