



Llanon

£250,000



Ceredigion

Boasting space and charm, Glenafon offers all the features of a cosy cottage and enough space to fit the whole family. Not only does the home offer three bedrooms, snug/office and two reception rooms, it comes with the added bonus of a mezzanine shed, garden and parking!

- THREE BEDROOM DETACHED HOUSE
- PARKING AVAILABLE
- MEZZANINE SHED & OUTSIDE WC
- PRIVATE GARDEN WITH GREENHOUSE
- ADDED OFFICE/SNUG AREA
- OIL CENTRAL HEATED / DOUBLE GLAZED

Cambrian Chambers
Terrace Road
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Ceredigion
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Call 01970 636000 to arrange a viewing

GLENAFON

This cosy Edwardian home is packed with character, with beautifully maintained original features throughout. Situated in the village of Llanon, boasting charm and appeal, with exposed brick walls, beams and also modern touches. The village of Llanon a range of amenities including primary school, garage, regular bus service and shop. Glenafon is located in the middle of Llanon and is 12 miles to Aberystwyth.

PROPERTY COMPRISES

Edwardian property. Unless expressly stated, all rooms have a range of power points and radiators. The property is heated via oil central heating with mains electric, water and drainage. Freehold. Council tax band D. Parking available. Gas fire in living room, electric fireplace in the dining room.

PORCH

Door into porch. Communicating door to living room.

LIVING ROOM

15' 2" x 15' 1" (4.63m x 4.62m) Wonderfully light with windows to front elevations, the living room is warm and cosy, complete with laminate flooring and gas fireplace. Adding to the wonderful features, you have an exposed brick wall and beams. Stairs rise to first floor. Communicating doors to dining room and kitchen.

DINING ROOM

15' 1" x 12' 2" (4.62m x 3.71m) Spacious dining room, an area to fit the whole family. Large window to side elevations. Exposed brick wall. Electric fireplace.

KITCHEN/BREAKFAST ROOM

18' 0" x 7' 3" (5.49m x 2.21m) Range of base and eye level units with work surfaces over. Integrated four burner electric hob with extractor over. Built in grill and oven. Door to store room and under stair storage. Door out to shed, outside WC and garden.

STORE / UTILITY

Window to front. Great space for storage. Plumbing for washing machine and dryer.

FIRST FLOOR

Stairs rise and turn to first floor.

OFFICE/SNUG AREA

6' 6" x 5' 9" (1.99m x 1.76m) Currently being used as an office. Well lit with Velux window and spotlights. Door to bathroom.

BATHROOM

12' 2" x 5' 10" (3.73m x 1.79m) White suite comprising bathtub with shower over. Hand wash basin. Low flush WC. Storage cupboards. Velux window.

MASTER BEDROOM

16' 9" x 12' 7" (5.12m x 3.86m) The master bedroom is a sizeable double bedroom with large window to front and side elevations. Neutrally decorated and fully carpeted.



**BEDROOM TWO**

16' 6" x 11' 1" (5.03m x 3.38m) Another great double bedroom with window to side. Neutrally decorated.

BEDROOM THREE

11' 6" x 6' 2" (3.51m x 1.88m) Single bedroom with privacy window to side elevation. This room could be a perfect nursery, office, dressing room or whatever the next owner wishes.

OUTSIDE SIDE OF PROPERTY

The property is detached and set back off the main road where you can have parking for two vehicles. There is an outside WC and access to the mezzanine shed which has fantastic potential. Access to the garden via shed.

MEZZANINE SHED

22' 4" x 15' 10" (6.83m x 4.84m) Wooden barn doors into the mezzanine shed. Window to side. This shed has fantastic potential that could be transformed into extra accommodation. Door to garden.

OUTSIDE WC**GARDEN**

Access via shed. Lawned garden with a range of apple and pear trees. Raspberr bush. Greenhouse.







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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Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

TBC

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.

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Opening Hours

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