

Llanon

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Viewing Arrangements
Strictly by appointment
through Alexanders

Lucerne

Asking Price £315,000

Large four bedroom bungalow, centered around a spacious garden area.

Here we have a traditional four bedroom bungalow in the village of Llanon. The property is centered around a spacious garden which captures the sunshine through out the day. Also attached is a double garage and summer house which are both currently used as workshops and a writers room. Inside the property we have a large living room with french doors which lead out onto the decked patio area round the back, perfect for those summer evenings. If that's not enough space for you, the attic has been boarded up securely for use of another room or storage.

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Llanon

	4
	2
	1



PROPERTY COMPRISES

Unless expressly stated, all rooms have a range of power points, double glazed windows and radiators. The property is heated via oil central heating. Property is council tax band D

LIVING ROOM

Large living space with french doors which enter to a decked patio area. Decorative fireplace with an electric fire installed. Perfect combination for those summer and winter evenings.

KITCHEN

Traditional kitchen with U-shaped configuration of wooden units and black marble effect worktop. Complete with integrated hob, oven, extraction hood and stainless steel sink as well as room for a washing machine.



Llanon

	4
	2
	1



SHOWER ROOM

Complete with full suite including toilet, basin and corner shower.

BEDROOM ONE

Situated at the back of the house, the master bedroom has plenty of space for a double bed and all bedroom furnishings.

BEDROOM TWO

Bedroom two is the second double bedroom and is situated at the back of the property.

SHOWER ROOM

Complete with full white suite including toilet, basin and walk-in shower. Cream wall tiles from floor to ceiling.



Llanon

	4
	2
	1



BEDROOM THREE

The third bedroom is a comfortable double with a built in walk in wardrobe. This room is located at the front of the property.

BEDROOM FOUR

Currently used as a dining room, this bedroom can be used a double, office space or even left as its current use.



Llanon

	4
	2
	1



OUTSIDE SPACE

Great garden space that traps the sun all day. Paved with a grass area in the front and back of the property. Wooden fencing to all sides and a handy storage shed with a double garage, it's as practical as it is enjoyable.

VIEWINGS


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

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2023

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.

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-  4
-  2
-  1

Council Tax Band

D

Council Tax Authority
Ceredigion County Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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