

## Llanon

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Viewing Arrangements  
Strictly by appointment  
through Alexanders

## Llanon

Asking Price £225,000

Three-bedroom cottage boasting a range of original features, With its quaint charm and potential for customisation, this cottage eagerly awaits someone to breathe life into its historic walls and create their dream abode.

Welcome to your potential haven in the peaceful village of Llanon, Aberystwyth. Located within this serene locale lies a charming three-bedroom cottage, brimming with character and originality. With a range of timeless features awaiting, this property presents a rare opportunity for those seeking to create their dream home.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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T: 01970 636000

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### PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points, LPG gas central heating and double-glazed windows. Council tax band D.

### ENTRANCE

Meandering down a quaint lane in the village of Llanon, you'll find yourself drawn to the entrance of this three-bedroom cottage with log store shed attached. The property is entered through a glass stained panelled wooden door leading you into the hallway.

### HALLWAY

The hallway exudes character with its array of original features, from the elegant Victorian flooring to the Nuwel post with its intricate string detailing and original spindles. A column radiator stands sentinel, while discreetly housing the main fuse box and the original electric meter, offering both function and historical charm with doors leading to;

### CLOAKROOM

The ground floor cloakroom, awaiting revitalisation, presents original flooring alongside basic white fixtures—a WC and a hand wash basin and electric light.

### LOUNGE

Original quarry tiles to floor, Natural light filters through the double-glazed wooden framed window at the front elevation. A focal point is the Morso log burner, nestled within its original stone surround, offering warmth and ambiance.

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### SNUG

Step into the snug through the charming French-style bevelled half-glazed glass doors, where you'll find warmth and character accentuated by two small cast column radiators, a fireplace, and convenient built-in storage shelving. Adding to the ambiance, a double-glazed wooden framed window at the rear elevation.

### KITCHEN

Step into the cottage kitchen, where tiled flooring lays the foundation for a rustic charm enhanced by wooden base and eye-level units, complemented by a sturdy wooden worktop. The space is equipped with a classic butler sink, complete with a convenient storage cupboard beneath, while a double-glazed wooden framed window at the rear elevation invites natural light to illuminate the heart of the home. This cosy kitchen also houses the Ideal Logic Boiler which was installed in 2020 and a further doors lead to the lean too utility.

### LEAN TOO

Step into the lean-to utility room, awaiting a revitalising touch, featuring a polycarbonate roof, tiled flooring, and walls, alongside a wooden worktop. A wooden door provides access to the serene rear garden.

### STAIRS LEAD TO FIRST FLOOR;

### FIRST FLOOR HALLWAY;

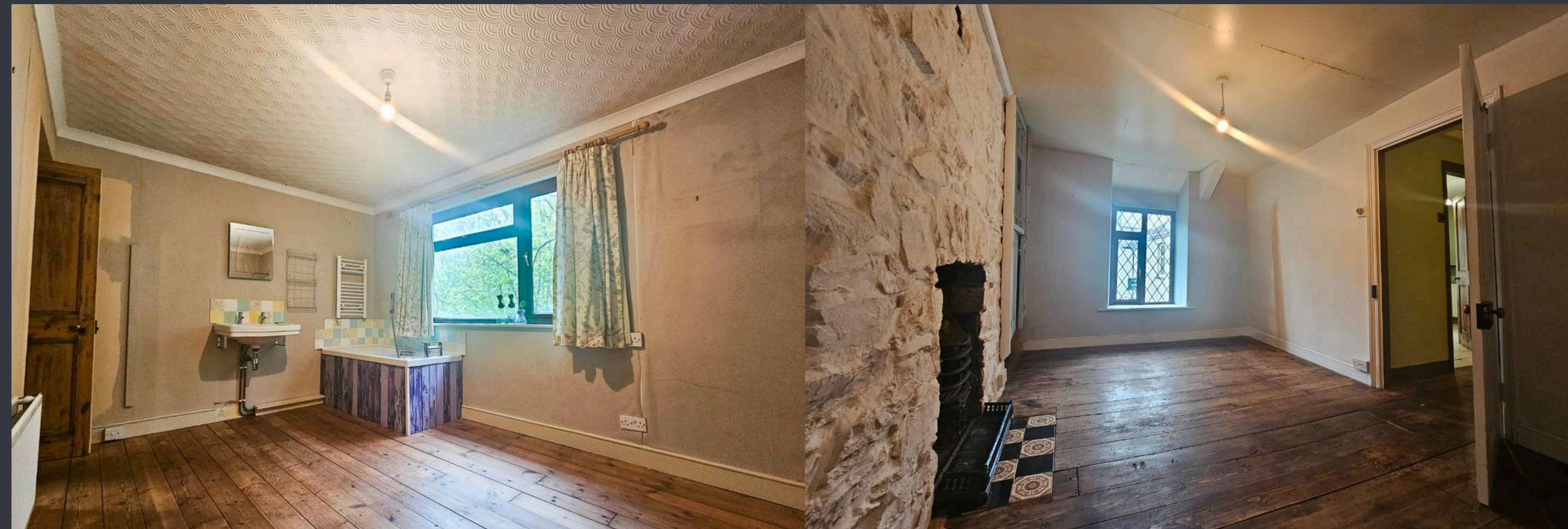
Hallway has original flooring, loft access and doors leading to;

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### **BEDROOM THREE / BATHROOM**

Step into the versatile space, once a bedroom now transformed into a bathroom yet adaptable for use as either, featuring wooden flooring and a wall-mounted radiator, a small bath and a hand wash basin with a mirror above. Through the double-glazed wooden framed window to the rear elevation, enjoy serene views of the tranquil garden and river.

### **SHOWER ROOM**

The shower room with vinyl flooring and a walk-in electric shower enclosed by a glass screen. A white low flush W.C. and white hand wash basin, Pink tiles surrounding. A black column radiator stands tall against the backdrop. Natural light filters through the frosted double-glazed wooden framed window at the rear elevation.

### **BEDROOM TWO**

Step into the bedroom with original flooring, a wall-mounted radiator and a thatch-style window at the front elevation which adds rustic charm, inviting soft daylight to filter into this space.

### **MASTER BEDROOM**

Enter the largest bedroom in this charming cottage, featuring a double-glazed wooden framed window at the front elevation, providing ample natural light, wall-mounted radiator, while built-in storage cupboards offer practicality without compromising space. Adding character, an original fireplace stands as a centrepiece.

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### REAR GARDEN

Step into the intimate rear garden, where a charming combination of a grass area and patio area provide a cozy outdoor retreat amidst various mature trees and shrubs. A small pond adds a touch of serenity, while a small wooden shed offers practicality. Enclosed by a stone wall, this picturesque garden offers stunning views of the nearby river and waterfalls, creating a peaceful sanctuary in the heart of nature.

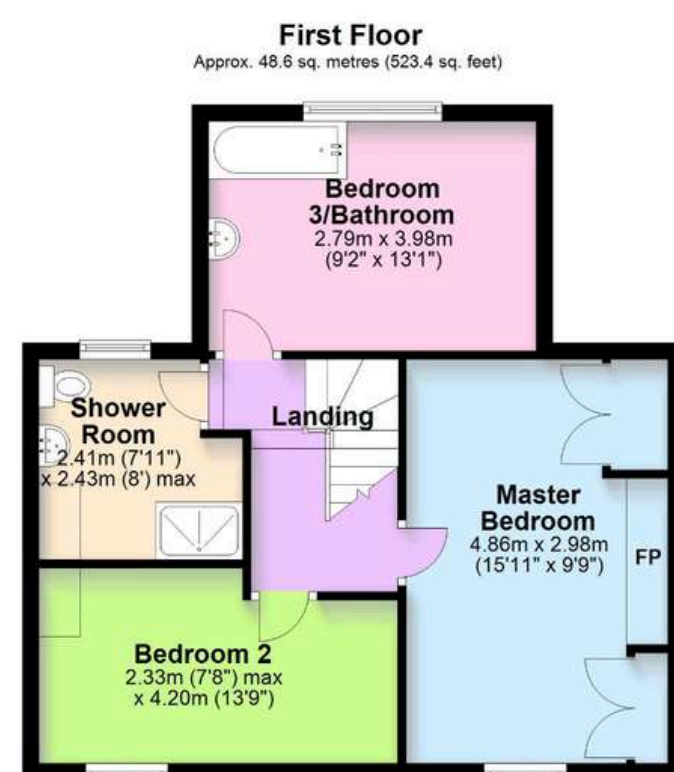
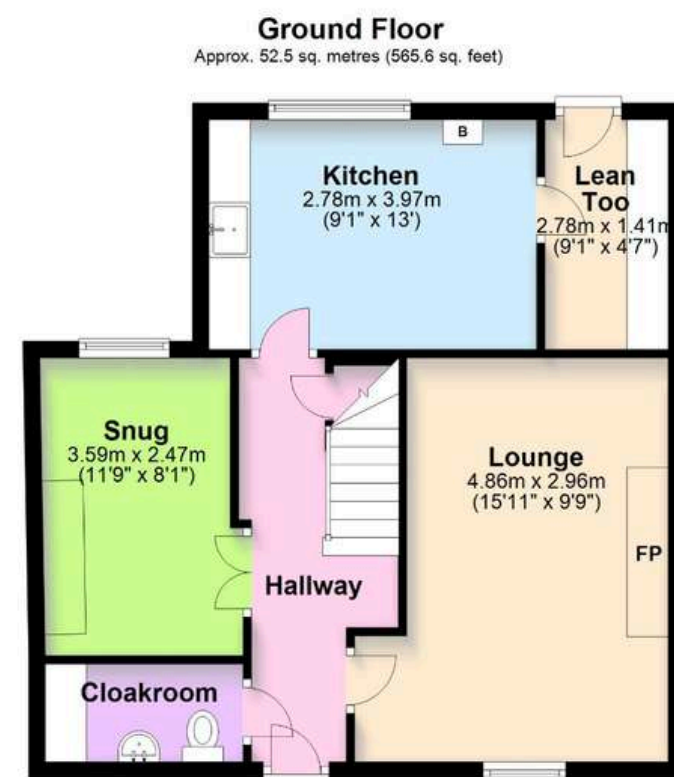
### ADDITIONAL INFORMATION

Llanon, situated roughly 11.5 miles from Aberystwyth town centre, hosts an annual carnival and boasts various local amenities, such as a Village Hall, Llanon Primary School, White Swan Inn, Llanon Premier Stores, WB Evans Butchers, Rockin Robin Records & Tea Room (The Old Bakery), and Woodlands Caravan Park.

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# Llanon



Total area: approx. 101.2 sq. metres (1089.0 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Cledan, Llanon

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	26 F	
1-20	G		

## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2024

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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