



Llanon

£230,000



If you are looking for an impressive house that has all the space not only on the inside but also on the outside then this one is for you. On the edge of the village of Llanon, situated in an elevated position, Islwyn comes with spectacular views along the Cardigan Bay and coastline, 6 bedrooms and 2 bathrooms. Take full advantage of the views, the space, enviable position and watch the sun set directly in front of you.

- ELEVATED HOUSE WITH GORGEOUS SEA VIEWS
- DECKING AREA TO FRONT
- 6 BEDROOMS, 2 BATHROOMS
- REAR TERRACED GARDEN
- LOFT ROOM & BASEMENT
- OIL CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT

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Call 01970 636000 to arrange a viewing

ISLWYN

On the edge of the village of Llanon, Islwyn is on an elevated position with on road parking to the front. The property is within walking distance to the sea front and coastal path where you can enjoy the gorgeous views all along the Cardigan Bay. The village of Llanon a range of amenities including primary school, garage, regular bus service and shop. Islwyn is located in the middle of the Georgian harbour town of Aberaeron and the University town of Aberystwyth. (5 miles to Aberaeron and 12 miles to Aberystwyth).

PROPERTY COMPRISES

Unless expressly stated all rooms have a range of power points, television points, radiators and the property is heated via oil fired central heating. All main services are connected. Council tax band "E".

ENTRANCE PORCH

Steps rise to entrance porch with stain glass windows to front and side. Great place to store coats and shoes. Door into entrance hallway.

ENTRANCE HALLWAY

On entering the property, one is greeted by a wealth of beautiful features, including the original flooring; high ceilings; curved staircase with understair storage and space to the adjoining rooms. The stairs rise to first floor landing.

LIVING ROOM

14' 6" x 12' 4" (4.42m x 3.78m) With the property being elevated this room has the advantage of and sea views over to Cardigan Bay from the comfort of your sofa. Double glazed bay window to the front. This room has all the makings of a great family lounge. Currently in place is a

fireplace with blue tiles and polished timber surround, this a beautiful focal point of the room.

KITCHEN

11' 5" x 9' 6" (3.48m x 2.90m) Open plan into the dining area, the kitchen provides a white butler sink with double glazed window overlooking the rear, and has been neutrally decorated and has laminate flooring which is stylish and practical. The kitchen is fitted with base, wall and drawer units with worktop over. There is a space for LPG AGA cooker, Beko fridge and dishwasher. Door to rear entrance, downstairs bathroom and utility.

DINING ROOM

10' 11" x 10' 7" (3.33m x 3.23m) Following the theme of the kitchen, the dining area is neutrally decorated with grey carpet. Fireplace with cast metal and timber surround. Double glazed windows and French doors out to side where there is the perfect opportunity for alfresco dining on the decking in the warmer months. Decking looks out over the sea views and Cardigan Bay.

BATHROOM ONE

7' 1" x 6' 9" (2.16m x 2.08m) Downstairs bathroom with double glazed window to side. White suite comprising of panelled bath with shower over, low flush WC, wash basin, tiled walls and laminate flooring.

UTILITY ROOM

10' 2" x 7' 1" (3.10m x 2.18m) Double glazed door and window to sides. Built in storage cupboards including Belfast sink and part tiled walls. There is plumbing and space for washing machine and dryer. Communicating door out to extension with extra storage.





EXTENSION

Accessed via the rear garden or door from utility. Storage for bikes and outside bits and bobs. Door out to decking area.

FIRST FLOOR LANDING

Stairs rise and turn to first floor. Window to side.

MASTER BEDROOM

13' 8" x 12' 4" (4.17m x 3.78m) Fantastic bay window (6'1 x 2'3) which we feel could be transformed into a window seat for extra comfort. The master is not only great in size and is ready for the next owner to place their stamp on, but the sea and coastal views are beautiful.

BEDROOM TWO

11' 3" x 9' 1" (3.45m x 2.77m) Currently a little girls bedroom. Double glazed window to rear. This room could fit a double.

BEDROOM THREE

10' 5" x 10' 5" (3.18m x 3.20m) Double room with countryside views to the side. Decorated in pinks and purples.

BEDROOM FOUR

10' 2" x 6' 3" (3.10m x 1.93m) Double glazed window to side. This room provides storage and access to the loft.

BATHROOM TWO

7' 1" x 6' 9" (2.16m x 2.08m) White suite comprising of low flush WC, panelled bath with shower over, hand wash basin. Double glazed privacy window to side.

SECOND FLOOR

Stairs rise and turn to bedroom five and loft room.





**BEDROOM FIVE**

10' 7" x 8' 2" (3.25m x 2.49m) Neutrally decorated with painted timber beam. Double bedroom with double glazed timber sash window to the side.

LOFT ROOM

23' 3" x 11' 8" (7.09m x 3.56m) A teenagers paradise. If you are a Harry Potter fan then this room would be perfect for you. With its narrowing eaves, timber clad walls and ceiling it really does have similarities to Hogwarts Castle. The room is currently used as a children's play area or "den". Double glazed timber sash window to front with sea views.

EXTERNALLY

Islwyn is approached via stone steps to the front of the property. The front provides a lawned garden with flowers and mature shrubs. The basement can be accessed via the front of the property. To the rear of the property there is a great terraced garden with mature trees, shrubs, flowers and a timber



shed. There is a patio courtyard with stone wall to the side and steps leading up the elevated garden. To the side from the dining room there is a decking area where you are greeted with lovely sea views and access to the front of the property.

BASEMENT

Accessed via the front of the property. Limited headroom but it is good for extra storage.

IMPORTANT INFORMATION**MONEY LAUNDERING REGULATIONS 2020 -**

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

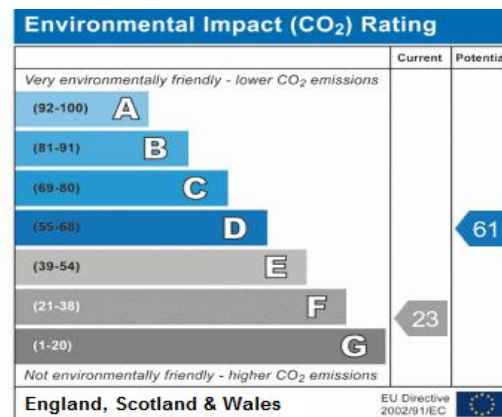
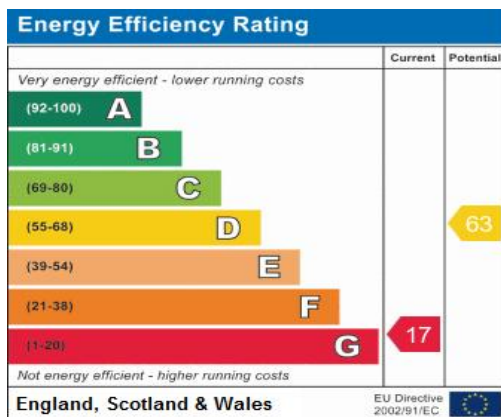
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Plan produced using PlanUp.



Local Authority

Ceredigion County Council

Council Tax Band

E

Energy Efficiency Rating

17

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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Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

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