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Brynhaf Stryd Fawr, Llanon, SY23 5HH

Guide Price £220,000

This delightfully situated detached 3 bedroomed bungalow presents an excellent opportunity for those seeking a project with great potential. Boasting 3 well-proportioned bedrooms, this property offers ample space for families or those looking to downsize.

The accommodation is currently in need of improvement and refurbishment, making it an ideal canvas for buyers wishing to personalise their living space. The property also benefits from oil-fired heating and double glazing. A good sized garden and parking with garage, also makes this property stand out.

Situated between Aberystwyth and Aberaeron, residents can enjoy the best of both worlds, with easy access to a good range of local amenities, beautiful coastal scenery, and is within a short walking distance to a popular bus route.

Location



The property is attractively located in a tucked away position in the popular coastal village of Llanon within walking distance to amenities including village shop, post office, popular primary school and is within walking distance of the All Wales coastal path. Llanon also benefits from a regular bus route on the A487 roadway leading to Aberystwyth to the north and Aberaeron to the south. The property lies just north of the destination harbour town of Aberaeron and some 12 miles south of the university and market town of Aberystwyth.

Description



A detached 3 bedroomed bungalow in need of some refurbishment providing an ideal opportunity to put your own stamp on your future home.
Of interest to retiring purchasers, down-sizers and first time buyers, this well positioned property has lots of potential to create a lovely home.

Front Entrance Door

To:

Living Room

13'10 x 10'6 (4.22m x 3.20m)





With front window, fireplace and radiator.

Kitchen

11'10 x 8'8 (3.61m x 2.64m)



With basic units providing a sink unit, space for cooker and fridge.
Side door to rear porch housing the oil fired boiler.

Inner Hall

Doors to:

Bathroom

6'10 x 5'5 (2.08m x 1.65m)



With bath, wash handbasin and toilet, having part tiled walls.

Rear Bedroom 1
10'1 x 8'8 (3.07m x 2.64m)



With rear window.

Front Bedroom 2
8 x 10'7 (2.44m x 3.23m)



With front window and radiator.

Bedroom 3 / Study
7 x 7'3 (2.13m x 2.21m)



With window and radiator.

Externally



One of the main features of this property is the generous outside space it has to offer. To the front of the property is a good sized lawned area which is currently enclosed within a fenced boundary and has previously been used as a productive garden with greenhouse and garden shed. To the rear of the property is a parking area for up to 2 cars with a useful workshop and adjoining carport.

Services



We are informed that the property benefits from connection to mains water, mains electricity and mains drainage with oil-fired central heating.

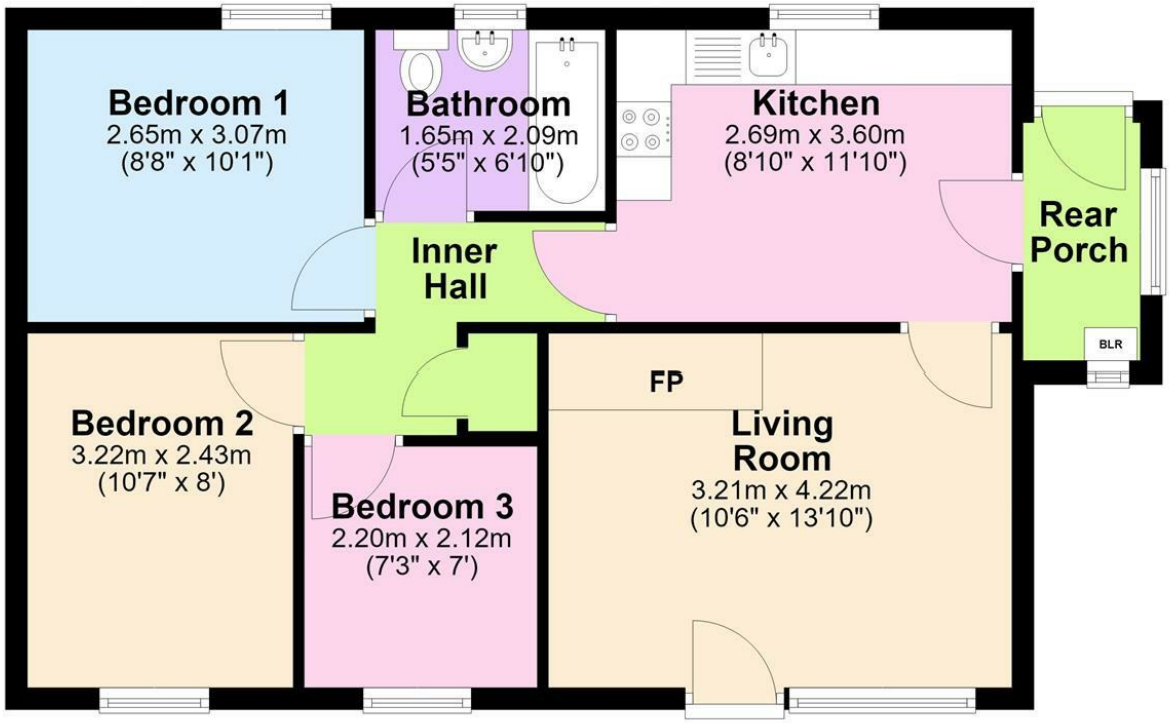
Directions



From Aberaeron, take the A487 north towards the village of Llanon. In the centre of the village, turn right onto a lane just after the chapel and the property can be found on the left hand side as identified by the agent's For Sale board.

Council Tax Band D

Ground Floor

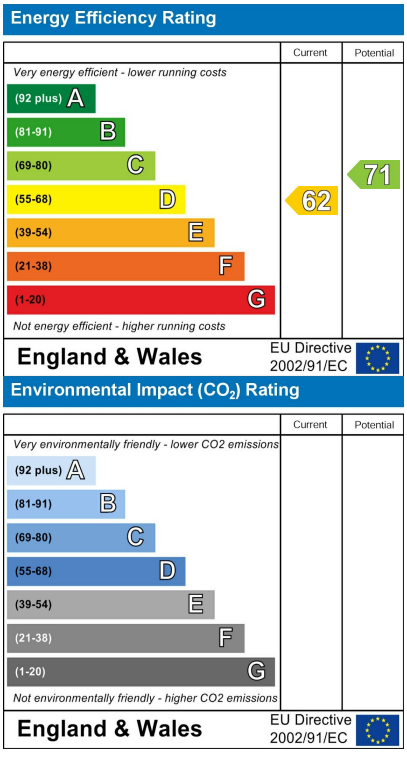


Total area: approx. 56.1 sq. metres (604.0 sq. feet)

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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Brynhaf, Stryd Fawr, LLANON





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