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Westward Heol Yr Esgob, Llansantffraed, Llanon, Ceredigion, SY23 5HS

Asking Price £350,000

A superbly situated recently refurbished bungalow residence offering deceptively spacious 3 or 4 bedroom accommodation in a seafront location directly overlooking the coast on the edge of the popular coastal community of Llansantffraed with direct sea views and idyllically located to enjoy glorious sunsets.

Location



The property is located in the popular coastal locality of Llansantffraed being a pretty small settlement on the edge of the village of Llanon and this property having the benefit of directly overlooking the sea with uninterrupted views. The property is located on the all Wales coastal path and within walking distance of both the pebbled beach and the village centre offering a good range of amenities, being also convenient to the destination town of Aberaeron to the South renowned for its popular bars, hotels, restaurants, cafes, shops etc and the university and administration centre of Aberystwyth to the North offering a good range of retail outlets including Marks & Spencer's, Next, Tesco etc.

Description

An appealing semi-detached property recently undergone a comprehensive refurbishment programme. The property has the benefit of a modern electrical heating system with uPVC double glazing and has attractive internal feature, such as oak doors and attractive flooring. The property provides more practically the following;

uPCV Entrance Door

Leading to

Hallway

Oak effect flooring, stairs to first floor, Oak doors to ground floor rooms

Front Living Room

11'10 x 14'4 (3.61m x 4.37m)



With electric heater, door to

Front Porch / Sun Lounge

12' x 11'6 max (3.66m x 3.51m max)



Enjoying uninterrupted views of the sea, via separate front French doors

Master Bedroom Suite
11'6 x 10'6 (3.51m x 3.20m)



Access from the Front Porch Sun Lounge. Electric heater, side window, Oak effect flooring

Master En-suite Shower Room



Being fully tiled with shower cubicle, wash hand basin, wc, heated towel rail, extractor fan and spot lighting

Kitchen / Breakfast Room
14'4 x 15'6 (4.37m x 4.72m)



With an open plan format with attractive range of newly fitted kitchen units at base and wall level incorporating, electric range with cooker hood over, having 5 ring induction hob, built-in dishwasher and integrated fridge freezer, Oak work surfaces with sink unit and breakfast bar, fitted spot lights, Breakfast area with Bi-fold doors to rear terrace.

Utility Room
8'10 x 7'7 (2.69m x 2.31m)



With a range of base units incorporating a single drainer sink unit with plumbing and space for automatic washing machine and tumble drier, pantry cupboard

Off The Main Hallway



The following;

Bedroom 2

12' x 10' (3.66m x 3.05m)



With electrical heater, front window

Bathroom



Being fully tiled with an attractive suite having panelled bath

with electric shower unit over, heated towel rail, wc, wash hand basin, spot lighting, extractor fan

Bedroom 3

9'6 x 8'7 (2.90m x 2.62m)



Electric heater, under stairs storage cupboard

First Floor

Spacious Study / Landing Area



Bedroom 4

11'1 x 15' (3.38m x 4.57m)



2 Velux roof windows with uninterrupted views over the coastline towards Aberaeron, access to under eaves storage cupboards with electric heater

En-suite Cloak Room Off



Having wash hand basin, wc, heater towel rail

Externally



The property has a large front patio / driveway with brick paved parking area, further gravelled patio areas for ease of maintenance, enclosed rear patio area

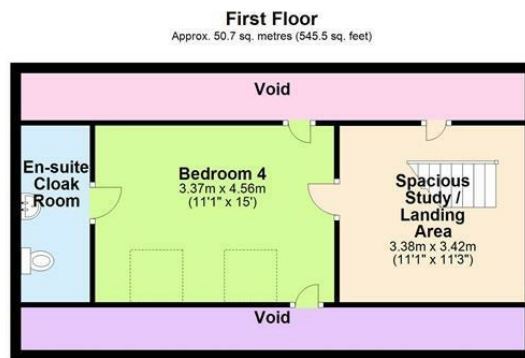
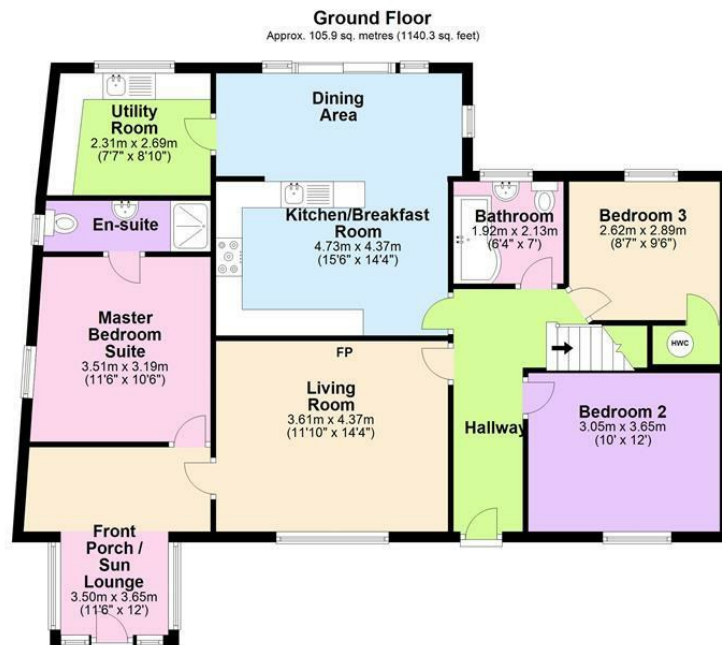
Services



We are informed the property benefits from connection to mains water, mains electricity, mains drainage, modern electrical heating system

Council Tax Band C

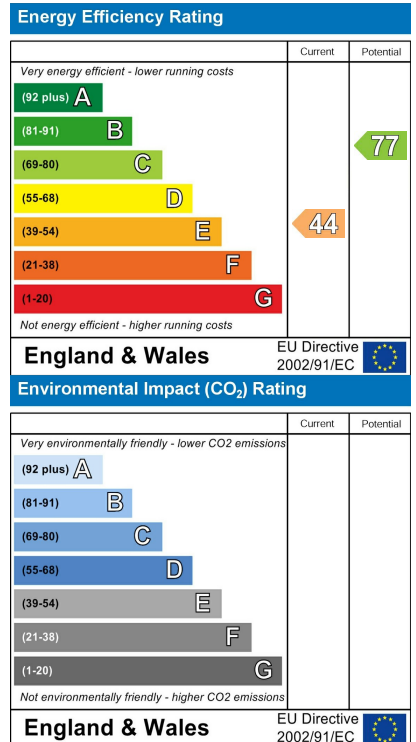
We understand the property is Council Tax Band C and the Council Tax payable for 2022 / 2023 financial year is £1580



Total area: approx. 156.6 sq. metres (1685.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Westward, Llansantffraed, Llanon



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