



**Cae Tudor Morfa Mawr,  
Llanon Ceredigion SY23 5LY**  
**Guide price £215,000**



A semi-detached 3 bedroom house, conveniently situated on the edge of the village some 3 miles North of Aberaeron.

The property is situated just off the main A487 coastal trunk road on the entrance to the Morfa Mawr Farm Homestead. The nearby village of Llanon provides for local amenities to include primary school, general stores and public house. There is a regular bus service to both Aberaeron and Aberystwyth, both towns having a wide range of amenities to include Secondary schools.

Cae Tudor provides for a commodious 3 bedroomed accommodation but is in need of some modernisation. There is a spacious front and rear gardens and Cae Tudor benefits from oil fired central heating.

### TENURE

Freehold

### SERVICES

Mains electricity and water. Private drainage

### COUNCIL TAX

Band D

### VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace RD, Aberystwyth. 01970 626160 or sales@aledellis.com

Cae Tudor provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

## GROUND FLOOR

### FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY

with stairs to 1st floor accommodation, under stairs storage cupboard and doors to

### SITTING ROOM

11'9 x 10'8 (3.58m x 3.25m )



with window to rear, tiled fireplace and radiator.

## LIVING/DINING ROOM

16'9 x 10'8 (5.11m x 3.25m )



with fireplace, radiator and corner cupboard.  
Window to rear.

## KITCHEN

6'5 x 12'5 (1.96m x 3.78m )



comprising single drainer sink unit, eye-level units and base units with appliance spaces. Breakfast bar, cooker point, radiator, quarry, tiled floor and window to fore.

## UTILITY ROOM

10'7 x 6'9 (3.23m x 2.06m )

with base and eye-level units and appliance spaces. Plumbing for automatic washing machine, door to side and window to fore.

## BOILER ROOM

with free standing oil fired central heating boiler.

## DOWNSTAIRS WC.

## FIRST FLOOR ACCOMMODATION

## LANDING

with airing cupboard and radiator. Access to roof space and doors to

## BEDROOM 1

14'6 x 12' (4.42m x 3.66m )



with fitted wardrobe, radiator and window to rear.

## BEDROOM 2

8'7 x 7'7 (2.62m x 2.31m )



with radiator and window to rear.

## BEDROOM 3

8'9 x 12'1 (2.67m x 3.68m )



with radiator and window to rear.

## BATHROOM

5'4 x 11'6 (1.63m x 3.51m )



comprising WC, pedestal wash handbasin, shower cubicle with Triton shower and bath. Obscured window to fore and radiator.

## EXTERNALLY



Spacious front and rear gardens with pedestrian path.

## DIRECTIONS

From Aberystwyth take the A487 coastal trunk Road South for approximately 12 miles to Llanon. On the northern edge of the village (after the S bend) and before heading up the hill towards Aberarth, the entrance to Morfa Mawr Farm will be on the right hand side denoted by a for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	