



**Maes Elwyn Morfa Mawr,
Llanon Ceredigion SY23 5LY**
Guide price £215,000



A semi - detached three bedroomed house with spacious gardens well situated on the edge of village 4 miles from Aberaeron.

The commodious house is situated on the coastal belt convenient to local amenities at Llanon, which include general stores, primary school and public house. Aberaeron is to the South and Aberystwyth to the north have a good range of amenities to include banks and secondary schools.

The house is approached over a shared lane that leads to the Morfa Mawr Homestead. The property has the benefit of a good size garden to the fore and rear with sea views. Maes Elwyn is offered for sale with the benefit of 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

Maes Elwyn 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 radiator. Door to

SITTING ROOM

10'8 x 12' (3.25m x 3.66m)



with fireplace and radiator. Window to rear.

LIVING/DINING ROOM

10'7 x 16'9 (3.23m x 5.11m)



with fireplace, radiator and window to rear. Door to

KITCHEN

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



comprising single drainer sink unit, base units with appliance spaces, eye-level units and radiator. Cooker point and window to fore. Doors to.

UTILITY ROOM

8'8 x 7 (2.64m x 2.13m)

comprising Belfast sink, plumbing for automatic washing machine and window to fore. Door to side.

DOWNSTAIRS WC

BOILER ROOM

housing the free standing oil fired central heating boiler.

FIRST FLOOR ACCOMMODATION.

LANDING

with airing cupboard, radiator and access to roof space. Doors to

BATHROOM

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



comprising bath with shower over and screen. Pedestal wash handbasin and WC. Radiator and obscured window to fore.

BEDROOM 1

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



with radiator and window to rear.

BEDROOM 2

7'8 x 8'7 (2.34m x 2.62m)



with radiator and window to rear.

BEDROOM 3

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



with fitted wardrobe, radiator and window to rear.

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.

