



Glannant ,
Llanon Ceredigion SY23 5LY
Guide price £235,000



Situated on the outskirts of the village

just off the main A487 coastal trunk road, a detached traditional 3 bedroomed farmhouse in need of refurbishment with a traditional outbuilding, 5 acres or thereabouts and orchard. Prospective purchaser please note there is an option to purchase up to 240 acres of land adjoining part of Morfa Mawr Farm.

Glannant abuts the main A487 coastal trunk road on the southern edge of the village being convenient to all local amenities available at Llanon which include post office/general stores, garage and primary school. The Georgian harbour town of Aberaeron is situated some 5 miles to the south and the market town of Aberystwyth is some 13 miles to the north. Both the aforementioned towns have a good range of amenities to include banks and secondary schools.

Glannant is of traditional stone and slate construction and is in need of refurbishment. The land is situated abutting (the old road) with access from both southerly and northerly direction.

TENURE:

Freehold

SERVICES:

Mains electricity, private water and drainage.

COUNCIL TAX:

Glannant has been banded 'Band ' for council tax purposes. The amount payable for 2018/2019 being £

VIEWING:

Strictly by appointment with the selling agents;

Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.
01970 626160 or sales@aledellis.com

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

HALF UPVC FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with quarry tiled floor, stairs to first floor accommodation and doors to

SITTING ROOM

11'7 x 14' (3.53m x 4.27m)



with windows to fore and side. Tiled fireplace.

LIVING ROOM/ DINING ROOM

12'7 x 12'8 (3.84m x 3.86m)



with windows to fore and side. Corner cupboard, fireplace with room heating range and slate hearth. Quarry tiled floor. Access to

INNER HALLWAY

with under stairs storage cupboard, cupboard and door to side. Doors to

WALK IN PANTRY

with cold slab, quarry tiled floor and shelving. Window to rear.

BASIC KITCHEN

8'8 x 9'7 (2.64m x 2.92m)



comprising single drainer single drainer stainless steel sink unit, 2 base and 3 eye level units. Window to side.

DOOR TO

UTILITY ROOM

6' x 9'1 (1.83m x 2.77m)

DOOR TO SIDE

DOWNSTAIRS WC.

FIRST FLOOR ACCOMMODATION

LANDING

access to under eaves storage and doors to

BEDROOM 1

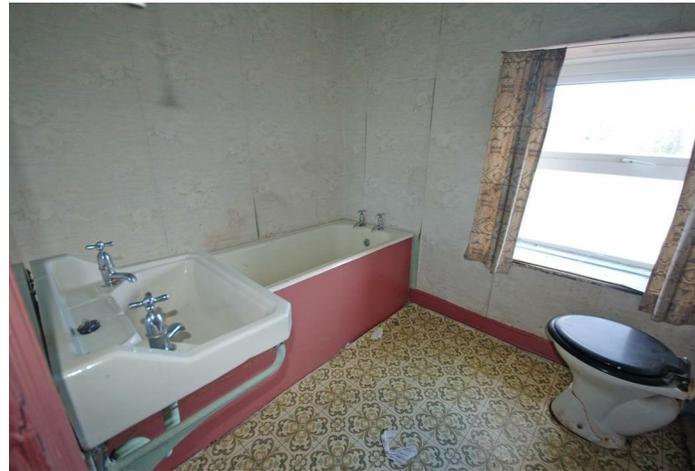
9'9 x 14' (2.97m x 4.27m)



with window to fore and tiled fireplace.

BATHROOM

6'2 x 7'6 (1.88m x 2.29m)



comprising bath, wash hand basin and wc.

BEDROOM 2

12'9 x 11'6 max dimension (3.89m x 3.51m max dimension)



with window to fore, tiled fireplace and recess cupboard.

INNER LANDING

with door to

Ground Floor

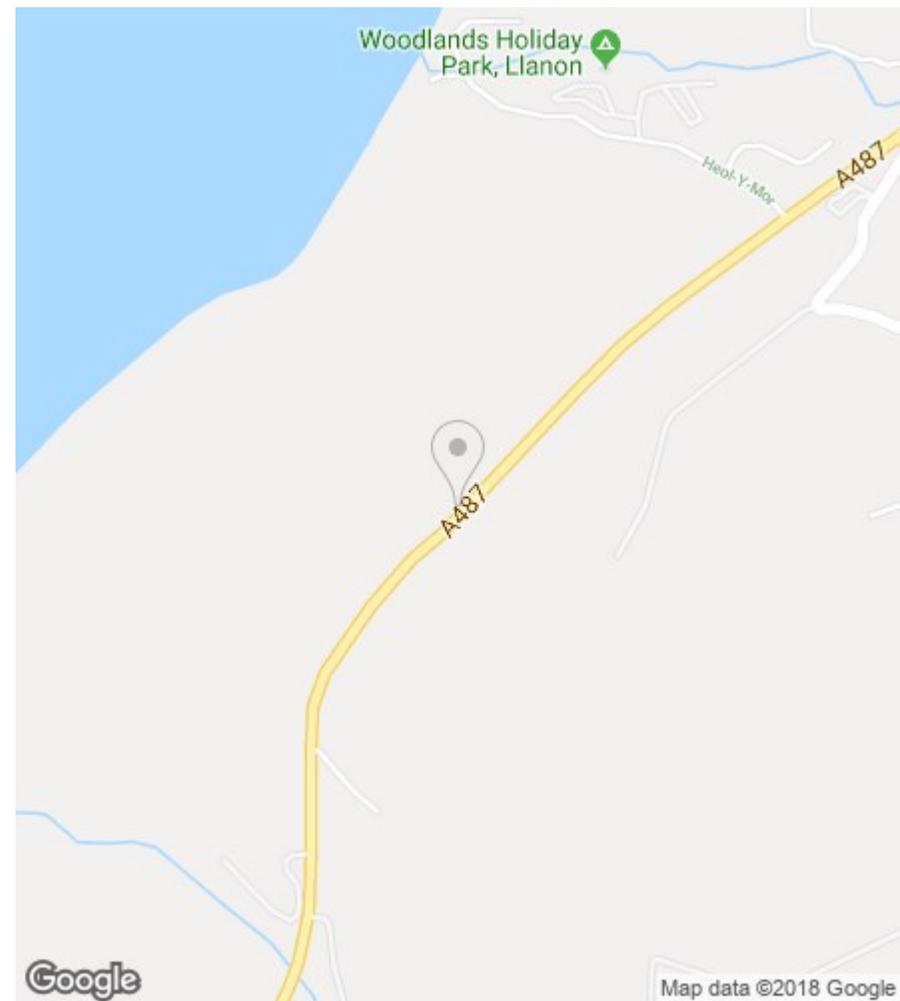


First Floor



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

Glannant, Llanon



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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