

Llanon

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Viewing Arrangements
Strictly by appointment
through Alexanders

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Llanon

Price £300,000

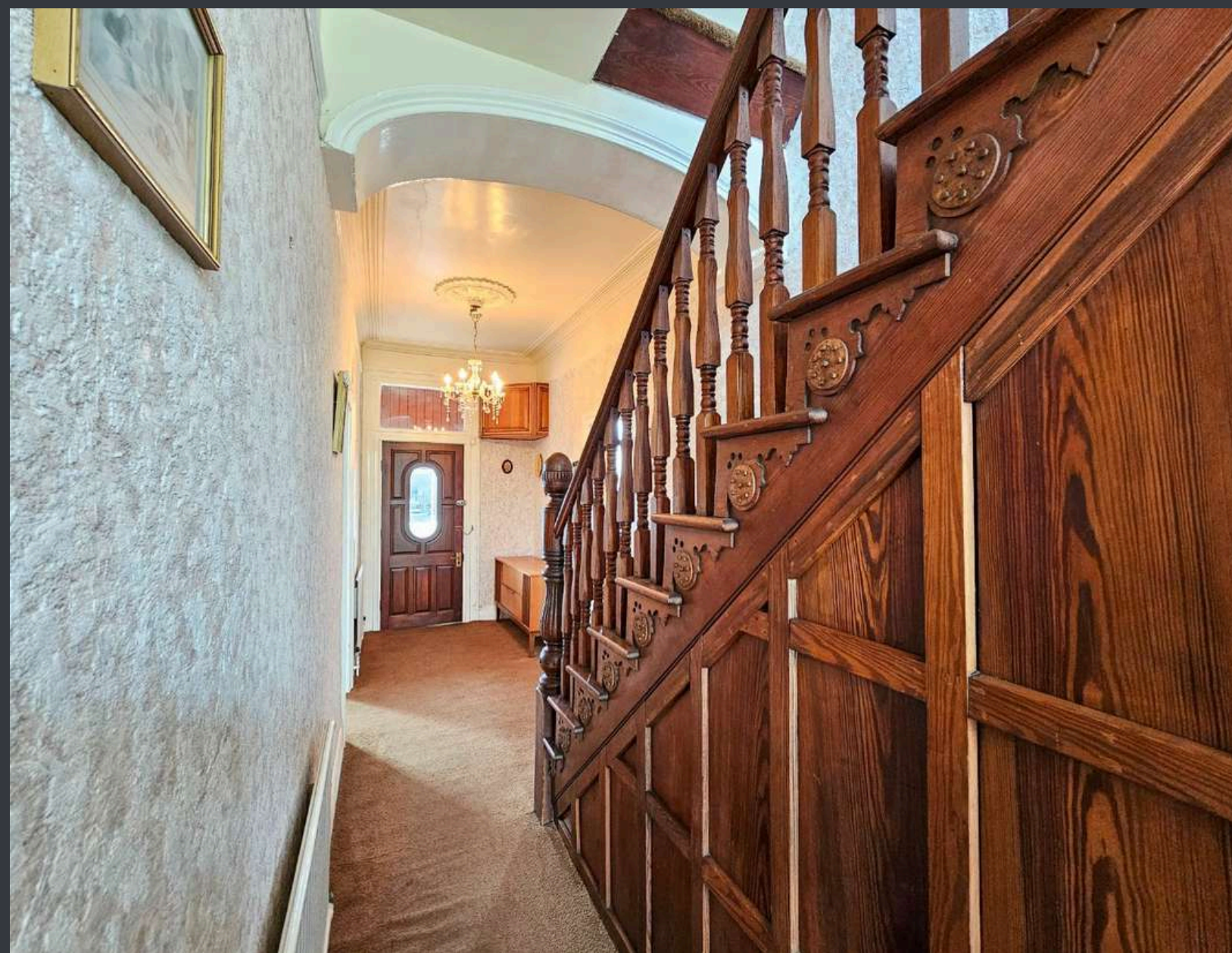
Lovingly preserved this striking double-fronted Victorian residence is truly a step back in time. Overflowing with original character, from high ceilings to decorative fireplaces and intricate mouldings, every corner of this home tells a story.

Rich in period character and full of potential, this property offers a rare opportunity to own a piece of history in a vibrant and well-connected community.

Llanon itself is a thriving village with everything you need right on your doorstep — including a well-regarded primary school, local shops, a traditional butcher, and welcoming restaurants. It's the perfect setting for those seeking a peaceful lifestyle without compromising on convenience.

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ENTRANCE

The entrance to the property features a characterful tiled pathway in a red and black diamond pattern, leading to a covered porch with original timber cladding and a solid wooden door, which leads into the reception hallway.

RECEPTION (7.24m x 1.70m)

A characterful period feel with high ceilings, ornate coving, a decorative chandelier, and a carpeted staircase that gently curves to the first floor. It also features two wall-mounted radiators, an under stairs cupboard, and a door providing access to the rear garden.

RECEPTION ONE (3.96m x 4.08m)

This spacious reception room features a large front-facing window, ornate ceiling cornicing with a decorative ceiling rose, a central fireplace with a tiled surround and two built-in alcove cupboards with shelving. The room also benefits from sliding doors that provide direct access to the adjoining dining room.

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RECEPTION TWO (3.49m x 4.01m)

The second reception room features a large window to the front elevation, decorative coving, an ornate cast iron fireplace with tiled inset, and alcove shelving.

DINING ROOM (3.18m x 3.82m)

The dining room features a decorative tiled fireplace, built-in display cabinets, a central chandelier. Sliding doors offer seamless access to the adjoining reception room and a window to the rear elevation provides natural light.

KITCHEN (3.65m x 4.37m)

The kitchen offers a practical layout offering ample space for dining or additional storage. It is fitted with a range of traditional wooden wall and base units, offers ample space for dining or additional storage. It is fitted with a range of traditional wooden wall and base units and a window overlooking the rear garden. The room also benefits from a walk-in pantry, providing excellent storage solutions, and retains a charming vintage feel with its floral tiled walls and high ceilings.

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STAIRS LEAD TO THE FIRST FLOOR

LANDING

The landing showcases the same beautiful high ceilings found throughout the property and features a wall-mounted radiator, and provides access to the following rooms.

BEDROOM TWO (3.81m x 3.93m)

Built-in storage cupboard, a hand wash basin, an open fireplace (Currently boarded up), and a window to the rear elevation enjoying views over the garden

BEDROOM THREE (3.20m x 3.94m)

This double bedroom features a fireplace (currently boarded up) and a window to the rear elevation offering pleasant views over the garden.

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BEDROOM ONE (3.82m x 4.37m)

Another double bedroom including a fireplace (currently boarded up) and a window to the front elevation enjoying distant sea views.

BATHROOM

Positioned to the front elevation, the bathroom comprises a W.C., hand wash basin, bath with shower over, and a large opaque window providing plenty of natural light while maintaining privacy.

BEDROOM FOUR (3.18m x 3.96m)

Open fireplace (currently boarded up), built-in storage cupboards, and a large window to the front elevation showcasing those stunning distant sea views.

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EXTERIOR

The property benefits from a generous rear garden, offering plenty of outdoor space with mature planting and natural greenery. A central pathway leads through the garden, creating a defined route towards the house and allowing easy access for landscaping or development. In addition, the property enjoys shared side access, providing convenient entry to the garden without needing to go through the home – ideal for maintenance, outdoor projects, or bringing in larger items. The garden also houses the property's oil tank. This outdoor area offers excellent potential to create a beautiful family garden, entertaining space, or even a productive allotment.

IMPORTANT INFORMATION

TENURE

Freehold

Council Tax: Band (E)

SERVICES

The property is served by mains water, electricity, and drainage, and benefits from oil central heating.

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IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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