



**Glannant ,  
Llanon Ceredigion SY23 5LY**  
**Guide price £165,000**





BEST AND FINAL OFFERS ARE INVITED  
BEFORE NOON ON FRIDAY 10TH JULY 2020.

### Situated on the outskirts of the village

convenient to the main A487 coastal trunk road, a detached traditional 3 bedroomed farmhouse in need of refurbishment with garden areas and orchard.

Glannant is near the coastline and 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 intersected by 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 2019/ 2020 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

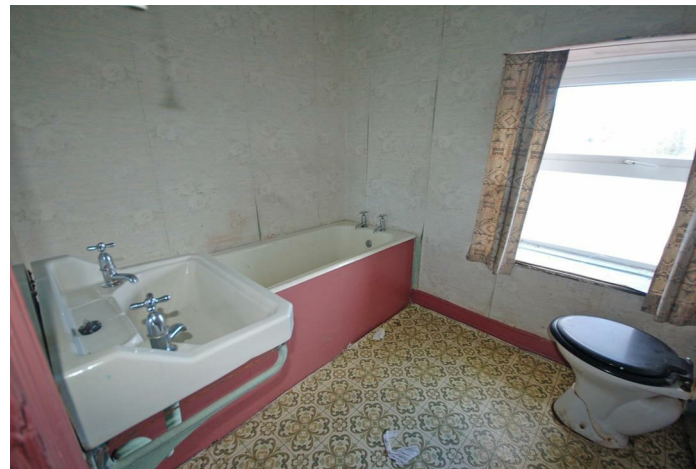
9'9 x 14' (2.97m x 4.27m)



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 dimensions (3.89m x 3.51m max dimensions)



with window to fore, tiled fireplace and recess cupboard.

## INNER LANDING

with door to

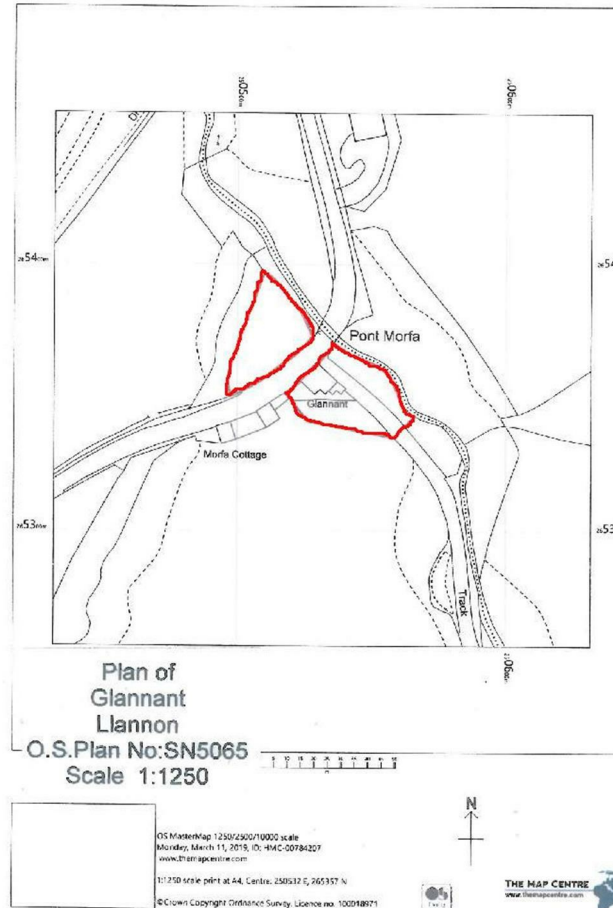
### BEDROOM 3

11' x 14'1 (3.35m x 4.29m)



with window to side and cupboard.

### EXTERNALLY

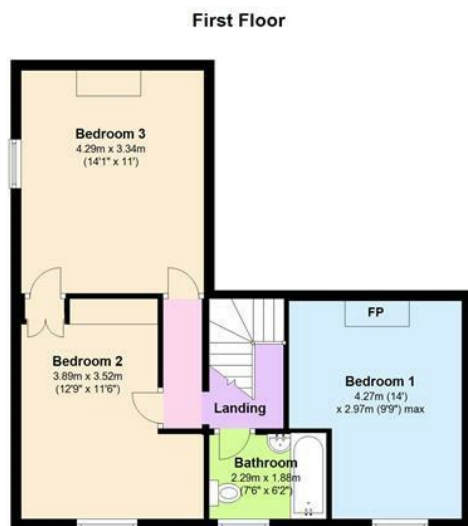


See plan outlined in Red. Garden and orchard area to the fore and garden areas to side and rear.

### DIRECTIONS

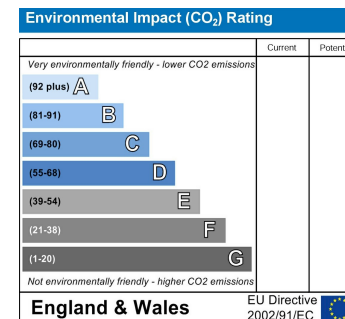
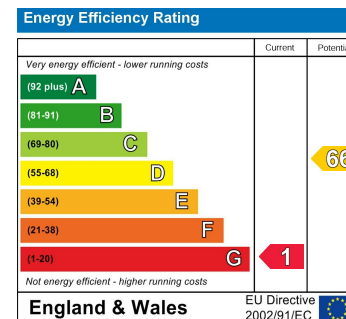
From Aberystwyth take the A487 coastal trunk road south to Llanon, on the northern edge of the village (heading out of the village towards Aberarth) after the long straight and S bend. The entrance to Glannant is on the left hand side denoted by a for sale board beofer heading up the hill immediately after the Morfa Farm entrance on the right hand side. Glannant can be seen a short distance up the road.





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

Glannant, Llanon



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