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## Driftwood, 4 James Close, Llanon, Ceredigion, SY23 5HP

**Offers Over £260,000**

Nestled in the charming coastal village of Llanon, this delightful 3 bedroom detached bungalow offers the perfect blend of comfort and convenience. The bungalow boasts a well-designed layout, featuring a welcoming reception room that serves as the heart of the home, with a good sized kitchen-diner and 3 well-proportioned bedrooms. Set on a generous corner plot, the property provides ample outdoor space with a front and rear garden along with a useful garage and ample parking. The property benefits from oil central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this bungalow is its prime coastal location, with easy access to the All Wales Coastal Path, perfect for those who enjoy scenic walks and the beauty of the coastline.

## Location

Attractively located in a residential development of similar properties close to the coast at Llansantffraed, within easy access to the all Wales coastal footpath, and to the pebble beach from where dramatic sunsets can be experienced. Llanon is a popular coastal village with village shop, public house, primary school and on the A487, some 5 miles north of the Georgian harbour and market town of Aberaeron which is renowned for its destination cafe's, restaurants, hotels and the picturesque harbour.

The property is also convenient to the larger town of Aberystwyth to the north providing a range of national retailers including Next, M&S etc. and also housing the Aberystwyth University campus, Bronglais General hospital and railway station.

## Description



An attractive detached bungalow residence, offering deceptively spacious 3 bedroomed accommodation with the benefit of oil fired central heating and uPVC double glazing.

The property offers the following accommodation:

## Front Reception Porch

## Hallway

With radiator, access to storage cupboard housing the electric consumer unit.

## Living Room

16'5 x 13 (5.00m x 3.96m)



A nice, light room with large picture windows including sliding patio doors, fireplace and radiator.

## Kitchen-Diner

16'8 x 8'8 (5.08m x 2.64m)



A spacious room with range of kitchen units incorporating single drainage sink unit, LPG hob and electric oven, tiled splash back and plumbing for automatic washing machine.

## Side Utility Area

With front and rear entrance doors.

## Inner Hallway

## Bedroom 1
11'5 x 10'2 (3.48m x 3.10m)



With large front window, radiator and built in wardrobes.

## Bedroom 2
13'9 x 8 (4.19m x 2.44m)



With side window, radiator and built-in wardrobes.

## Bedroom 3
9'9 x 8'5 (2.97m x 2.57m)



With side window and radiator.

## Shower Room



With easy access shower, W.C. and wash handbasin.

## Externally



The property is located on a corner plot with a large, front

grassed area and driveway leading to an attached garage. There is also an enclosed rear garden with patio area and external oil-fired boiler.

## Attached Garage



Having an up and over door.

## Services



We are informed that the property benefits from connection to mains water, mains electricity and mains drainage with oil-fired central heating.

## Directions

From Aberaeron, take the A487 north and upon entering the village of Llanon, fork left onto Stryd yr Eglwys towards Llansantffraed. After passing some semi-detached bungalows on your right hand side, take the next left hand turning in to James Close where the property can be found towards the end on the left hand side.

## Council Tax Band D

Council Tax Band D with amount payable being fr 2026/2027 £2,414.

## Ground Floor

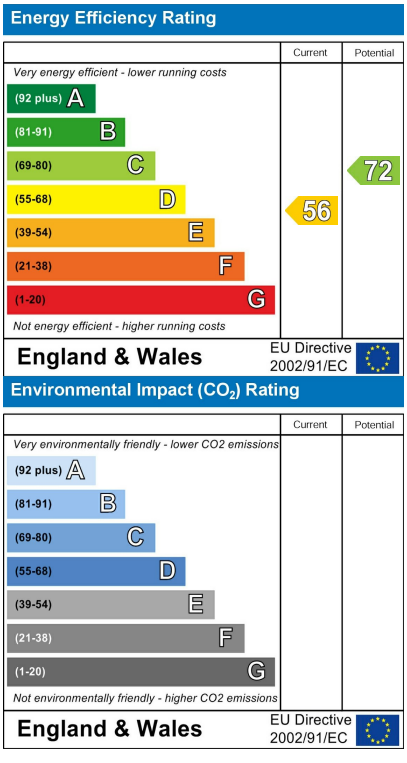
Approx. 87.7 sq. metres (943.7 sq. feet)




The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

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