



Belmont

Bridge Street | Llanon | Wales | SY23 5HA

FINE & COUNTRY

Belmont

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A Charming Victorian Residence with Modern Elegance and in a Strategic Location

Discover the perfect blend of character features and contemporary comfort in this 5/6-bedroom semi-detached Victorian home. Recently refurbished across three spacious floors, the property retains its original character while offering modern amenities.

Versatile Living Spaces: With 6 well-proportioned bedrooms, a main bathroom, two shower rooms, and an ensuite, this home caters to various living arrangements. The layout includes two reception rooms, a large kitchen diner, and a utility room.

Potential for Income Generation: Ideal for families, multi-generational living, or as a potential income source through Airbnb, holiday lets, or lodgers.

Stunning Sea Views: Enjoy picturesque sea vistas from the upper floors, adding a tranquil element to this elegant home.

Accessible Location: Situated on the coastal path and a bus route, this home is within walking distance to local shops and bus stops. Strategically located, it offers convenient access to both Aberystwyth and Aberaeron, making it ideal for those seeking a balance between tranquil coastal living and the amenities of urban life. Usefully Llanon offers excellent local facilities including Shops, Butchers, Chip Shop and also bus routes.

Outdoor Features: The property boasts a patio garden and crucially rear parking, and also providing a private space for outdoor enjoyment.

Flexible Furnishing: Select furnishings can be negotiated to remain, facilitating an easy transition to your new home.

Viewing Is Essential: To fully appreciate the charm and potential of this property, a personal viewing is highly recommended. This home presents a unique opportunity to experience the best of coastal living combined with the convenience of nearby urban centres.

Location and Amenities

Situated in the historic village of Llanon, Belmont was originally the Victorian Post Office hence the bus stop name 'The Old Post Office'. Llanon is a little known historic gem. It has been a thriving village from before medieval times (1066 to 1485). St Non, the mother of St David, the patron saint of Wales brought her son Dewi (Welsh for David) to Llanon around 500AD where together they established a Nunnery. More historical information can be found in the visitors guest book when you arrive.





The village is unusual in this day and age for the number of amenities you will find. It boasts a well stocked corner shop and post office, butchers selling local meat and sausages, best fish and chip shop in the area, great pub/restaurant, coffee shop, hairdressers and local pub.

Out and About

Only than 5 minutes walk away, towards the sea, is a children's play area with swings and slides. Further on is a new wooden pavilion with a large grassy area ideal for football or cricket. Nearby you will find The Wales Coastal Path which leads north to Aberystwyth or south to Aberaeron and beyond.

Video Link:



SCAN ME



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





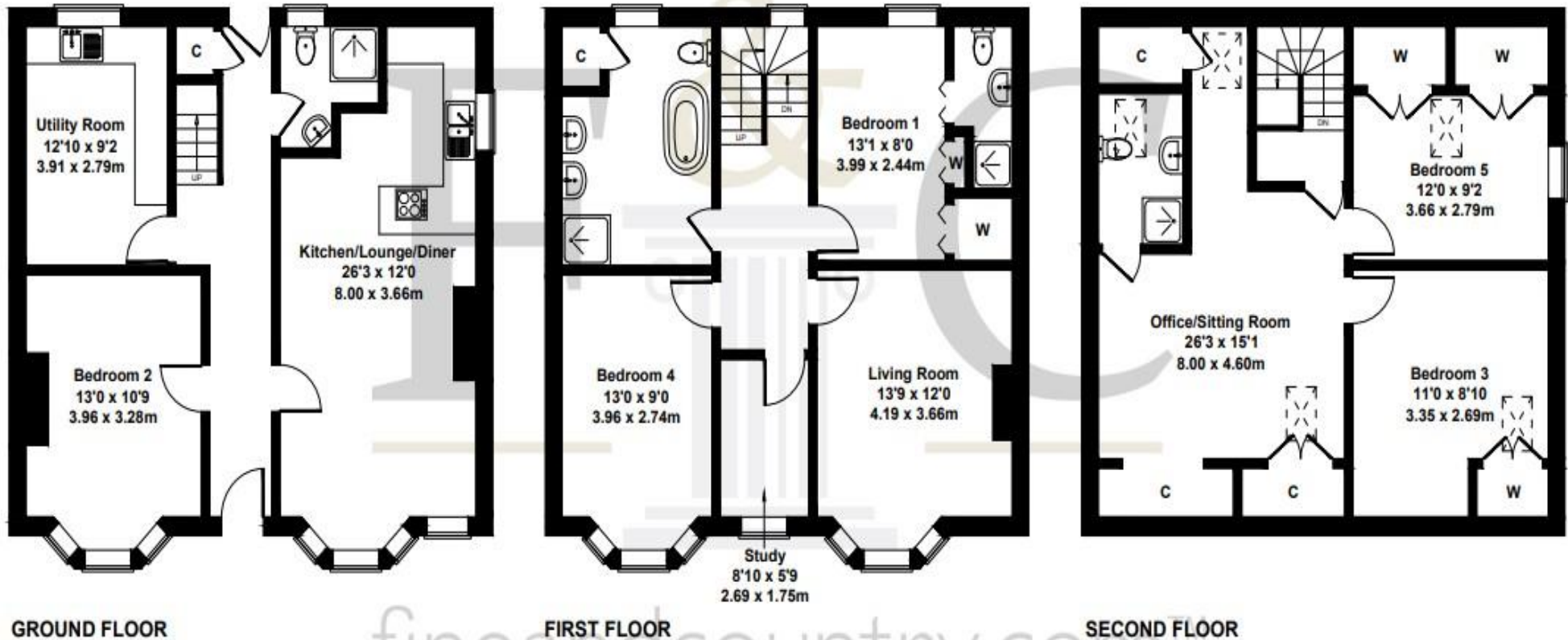






Belmont, Bridge Street, Llanon, SY23 5HA

Approximate Gross Internal Area
2210 sq ft - 205 sq m



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | nigel.salmon@fineandcountry.com

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