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RICS



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Spacious 3 bedroomed dormer bungalow with sea views over Cardigan Bay. Aberporth - West Wales.



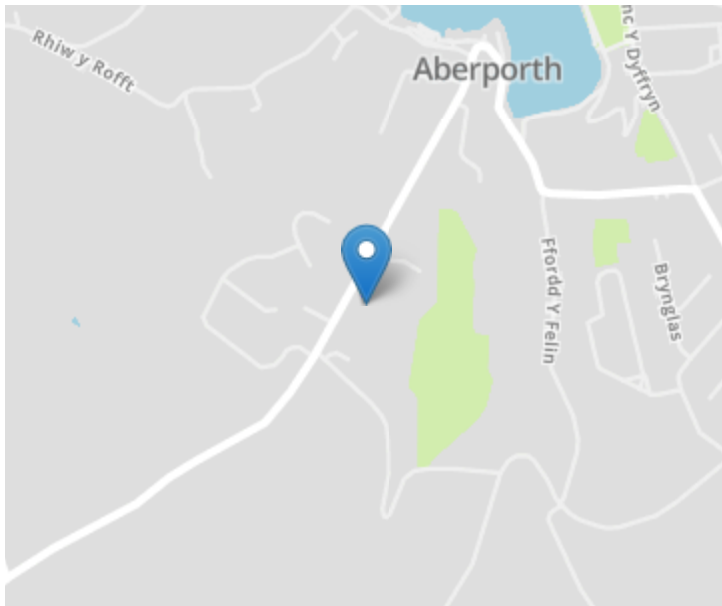
Penlon, Aberporth, Cardigan, Ceredigion. SA43 2BZ.

Ref R/3959/RD

£375,000

**** Spacious 3 bedroom dormer bungalow ** Set within 0.2 acre grounds ** Corner plot ** Distant sea views over Cardigan Bay ** Excellent standard of living accommodation ** Private off-road parking and garage ** Well manicured and mature gardens ** Private with no overlooking ** Close walking distance to village amenities ** A WONDERFUL OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the popular coastal village of Aberporth along the Cardigan Bay coastline. The village offers a good level of local amenities and services including nearby primary school, places of worship, public houses, cafes, restaurants/take aways, sandy beaches, village shop and post office and excellent public transport connectivity. The larger town of Cardigan is some 15 minutes drive to the south offering a wider range of amenities including secondary school, 6th form college, community hospital, cinema and theatre, traditional high street offerings, retail parks, supermarkets and industrial estates. The Pembrokeshire Coast National Park is within 20 minutes drive of the property.



GENERAL

The property sits within some 0.2 acres of grounds being mature garden to both sides of the dwelling with a central tarmac forecourt.

The property is completely private with no overlooking and is within convenient walking distance to village amenities.

Internally, the property provides spacious living accommodation across the ground floor with integral garage and 3 bedrooms to the first floor enjoying outlook over Cardigan Bay.

This is considered to be a high quality property with scope for further improvement and a great opportunity not to be missed.

GROUND FLOOR

Entrance Hallway

(8' x 9'1") being 'L' shaped and accessed via hardwood door, wood effect flooring, radiator, porthole window to front



Ground Floor Shower Room

4'4" x 8'9") enclosed shower, WC, single wash hand basin, heated towel rail, wood effect flooring, half tiled walls.



Lounge





(19'3" x 12'5") with large window to front overlooking the garden with distant sea views, radiator, multiple sockets, corner fireplace with log burner on tiled hearth, wi-fi point, stairs to first floor. Open plan into:

Dining Room

(10'4" x 8') with space for dining table or additional seating area, rear glass doors to garden, radiator, open into:



Kitchen

(11'2" x 19'4") a range of modern light grey base and wall

units with speckled worktop, 1½ stainless steel sink and drainer with mixer tap, dishwasher connection point, 'Beco' electric oven and grill, electric hobs with extractor over, radiator, space for dining table, rear window to garden, space for freestanding fridge/freezer, connecting door to hallway and side storage cupboard, wood effect flooring, access to:





Utility Room



(4'3" x 10'7") with external door to garden, rear window, washing machine connection point, tiled flooring.

Integral Garage

(9'4" x 19'8") accessed from the kitchen area with electric up and over door, side window, concrete base, multiple sockets.



FIRST FLOOR

Accessed via custom made oak staircase from the front lounge.

Bathroom

modern white suite including enclosed corner shower, freestanding Victorian style roll top bath, his and hers single wash hand basins, half tiled walls, bidet, WC, spotlights to ceiling, radiator, front window.



Front Bedroom 1

(10'6" x 19'1") large double bedroom with dual aspect windows to front and side with sea views, multiple sockets, radiator, under-eaves storage cupboard.



Inner Landing Area



13' 8" x 11' 4" (4.17m x 3.45m) with Velux roof light over and access to Loft.

Rear Bedroom 2

(6'2" x 12'9") double bedroom, currently with single bed, Velux roof light over, multiple sockets



Front Bedroom 3

(12'7" x 13') double bedroom, dual aspect windows to front and side enjoying sea views, radiator, multiple sockets



EXTERNALLY

To the Front





The property is approached via private driveway to a gated entrance with 6' evergreen boundaries providing privacy and preventing overlooking with the forecourt providing space for a minimum of 3 cars, side front lawn with mature planting to borders and pickets of shrubs throughout with side footpaths leading through to:


To the Rear

Rear patio area with side coal/log store and footpath continuing to side garden laid to lawn bound by 6' high timber fence and providing a wonderful area of privacy, LPG tank to side.





by the Agents for sale board opposite the church.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised the property benefits from mains water, electricity and drainage. LPG gas central heating.

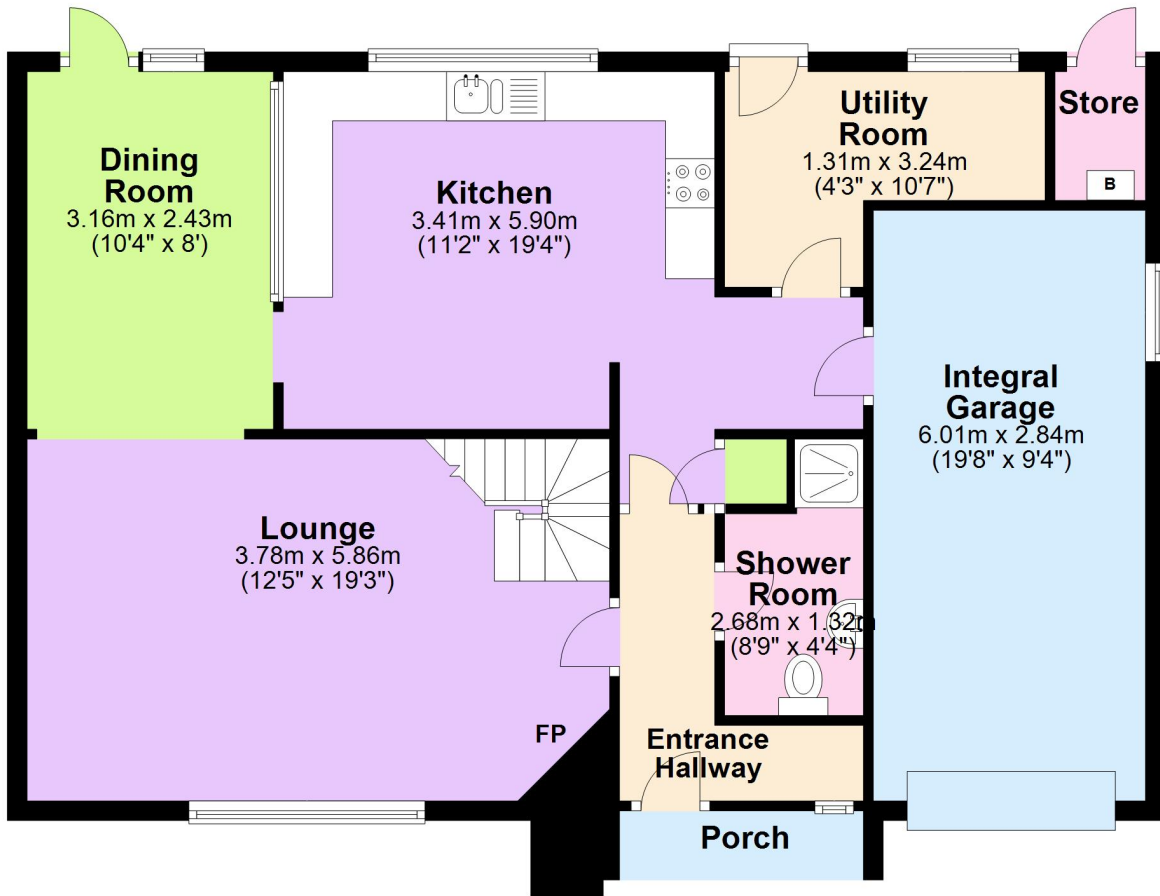
Council Tax band E.

Directions

From Aberporth village centre at the beach car park on the B4333 road head south towards Cardigan passing the primary school on your right hand side and continue for a further 200 yards and the property is located on your right as identified

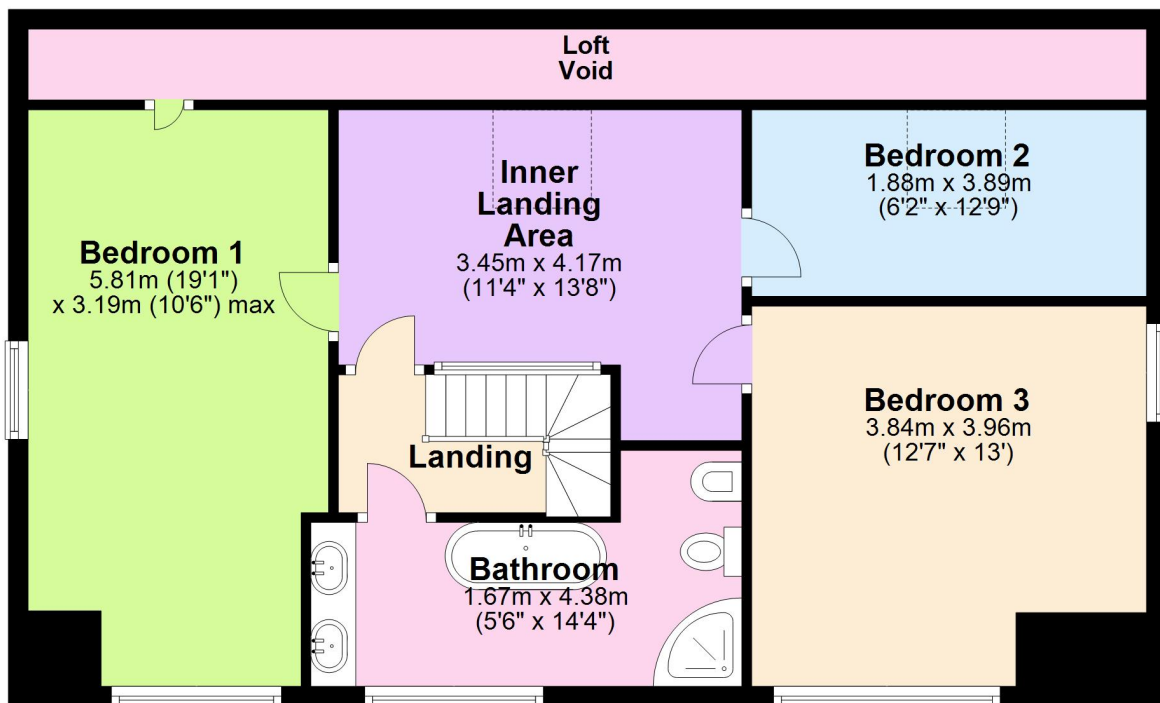
Ground Floor

Approx. 89.6 sq. metres (964.0 sq. feet)



First Floor

Approx. 76.0 sq. metres (817.5 sq. feet)



Total area: approx. 165.5 sq. metres (1781.5 sq. feet)

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

Penlon, Aberporth, Cardigan