

Regulated by:



Since 1989

*A coastal Gem! An outstanding, recently completed 4 bedroomed detached dwelling overlooking Cardigan Bay, Llanon, Nr. Aberaeron, West Wales*



**6 Ffordd Porthbach, Llanon, Ceredigion. SY23 5JB.**

**R/4024/ID**

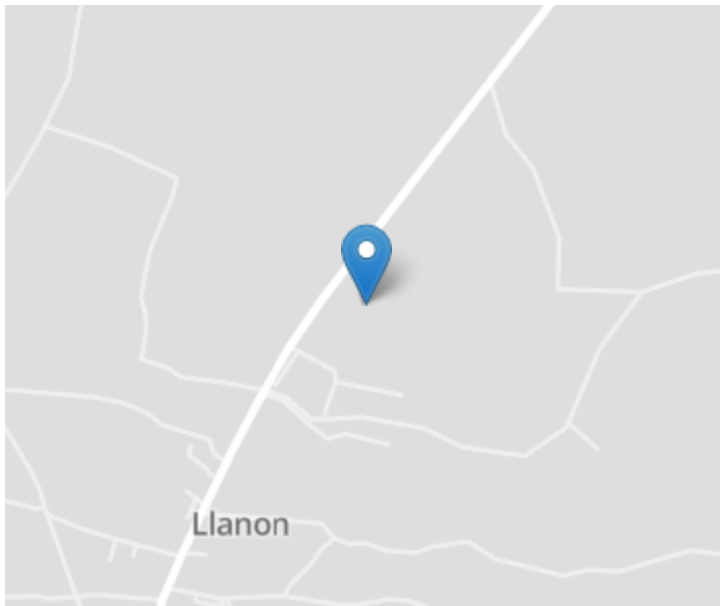
**£375,000**

A coastal gem! **\*\*An outstanding 4 bedroomed detached dwelling\*\*** Recently completed to a high standard within the last 2 years **\*\*Air source heating for high efficiency, high insulative qualities\*\*** Views over the Cardigan Bay coastline **\*\*Modern kitchen and bathrooms\*\*** Excellent standard living space **\*\*The perfect family home\*\*** Conveniently located at the edge of the popular coastal village of Llanon **\*\*Located on a sought after development site\*\*** An outstanding property - must be viewed to be appreciated !!

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The property comprises of - Ent hall, office/2nd lounge, open plan kitchen/dining room, lounge, cloakroom, utility room. On the first floor is a family bathroom, 4 bedrooms, (1 En-suite).

The property is situated on the fringes of the coastal village of Llanon being on the A487 coast road offering a good level of local facilities and services including primary school, village shop and post office, public house and restaurant, village petrol station and good public transport connectivity. The Georgian harbour town of Aberaeron is some 5 minutes drive to the south with its excellent provision of local cafes, bars, restaurants, traditional high street offerings, secondary school, local health centre, famous harbour. The larger university town of Aberystwyth is some 20 minutes drive to the north with a wider range of amenities and services including regional hospital, university, network rail connections, supermarket, retail parks and large scale employment opportunities.



## General

Morgan and Davies are pleased to offer No 6 Fford Porthbach on the market and offers prospective purchasers the chance to acquire a 4 bedroomed detached family residence.

Finished to an extremely high standard being on 2 years old and benefiting from all the latest technology, including air source heating, high insulative qualities, and underfloor heating to the ground floor. Low running costs making it the perfect modern family home.

## GROUND FLOOR

### Entrance Hall

14' 0" x 7' 0" (4.27m x 2.13m) via half glazed composite door, Karndean flooring and stairs to first floor.



### Office/Second Lounge

10' 3" x 7' 5" (3.12m x 2.26m) with double glazed window to front, Karndean flooring, multiple sockets.



### Kitchen/Dining Room

10' 0" x 29' 9" (3.05m x 9.07m) A open plan room perfect for families with range of modern grey base and wall units with marble effect worksurfaces over, 'Neff' electric oven with 4 ring ceramic hob, extractor hood above, Inset 1 1/2 drainer sink, Integrated appliances include tall fridge/freezer and dishwasher. Spotlights to ceiling, double glazed window to

rear with views over open countryside. Glazed patio doors to rear patio area and garden. Karndean flooring and space for 10 seated dining table. Storage cupboard. Door to -





### Utility Room

6' 2" x 6' 0" (1.88m x 1.83m) with plumbing and space for washing machine and outlet for tumble drier. Glazed exterior door.



### Cloakroom

6' 0" x 3' 8" (1.83m x 1.12m) with dual flush w.c, pedestal wash hand basin. Karndean flooring and extractor fan.



### Lounge

14' 0" x 10' 5" (4.27m x 3.17m) with 5' archway from the kitchen/dining room. Double glazed window to front, Karndean flooring, T.V. point and multiple power sockets. Sea views.



## FIRST FLOOR

### Landing

11' 8" x 10' 8" (3.56m x 3.25m) with airing cupboard housing hot water tank, and shelving. Hatch to loft space.

### Family Bathroom



6' 7" x 7' 8" (2.01m x 2.34m) with modern white suite, comprising panelled bath with main shower over and mixer tap, shower screen. Dual flush w.c., gloss white vanity unit with inset sink and mixer tap, extractor fan, frosted window to rear. Fully tiled walls.

### Front Double Bedroom 1

10' 3" x 13' 8" (3.12m x 4.17m) with double glazed window to front with sea views. Radiator and door to built in cupboard.



### Rear Double Bedroom 2



9' 3" x 10' 1" (2.82m x 3.07m) with double glazed window to rear with fine views overlooking open countryside and Cardigan Bay. Radiator. Door to built in cupboard.

### Rear Double Bedroom 3

10' 5" x 10' 5" (3.17m x 3.17m) with double glazed window to rear, again with fine views over the open countryside and Cardigan Bay coastline. Radiator. Multiple sockets.



### Front Principal Bedroom

10' 5" x 11' 3" (3.17m x 3.43m) with double glazed window to front with sea views. Mirrored built in cupboard unit. Radiator. Multiple sockets. Door to En-Suite.



## En-Suite



6' 8" x 7' 5" (2.03m x 2.26m) with 3 piece white suite comprising enclosed shower unit, mains shower above. Gloss white vanity unit with mixer tap. Dual flush w.c. Stainless steel heated towel rail. Extractor fan and Karndean. Tiled walls. Shaver point and light.

## EXTERNALLY

### To the Front

To the front is a paved forecourt with private parking for 3 cars.



Gardens







To the rear is an enclosed garden mostly laid to lawn with patio area laid to slabs. Lovely seating out area with views over the open countryside.

### Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - E

### Money Laundering Regulations

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 informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, solar PV panels. UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

### Directions


From Aberaeron north on the main A487 coast road, through the village of Aberarth, and into the village of Llanon. Continue through the village and as you leave the village you will see the entrance to Glan Peris on the right hand side and at the last turning on your right, the property will be found being the 6th property on your left hand side as identified by the Agents 'For Sale' board.

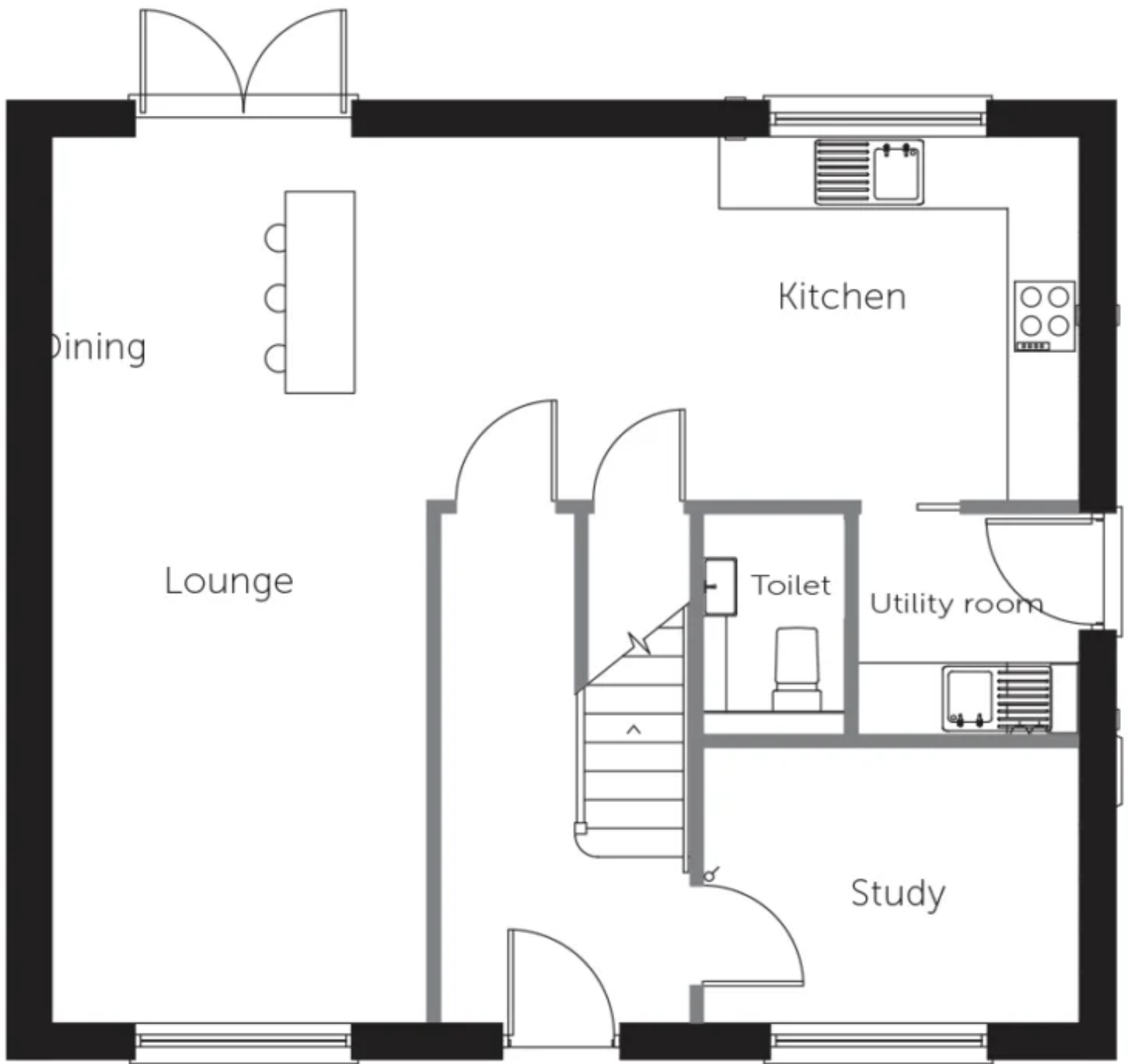
VIEWING: Strictly by prior appointment only. Please contact

our Aberaeron office 01545 571600 or  
 aberaeron@morgananddavies.co.uk

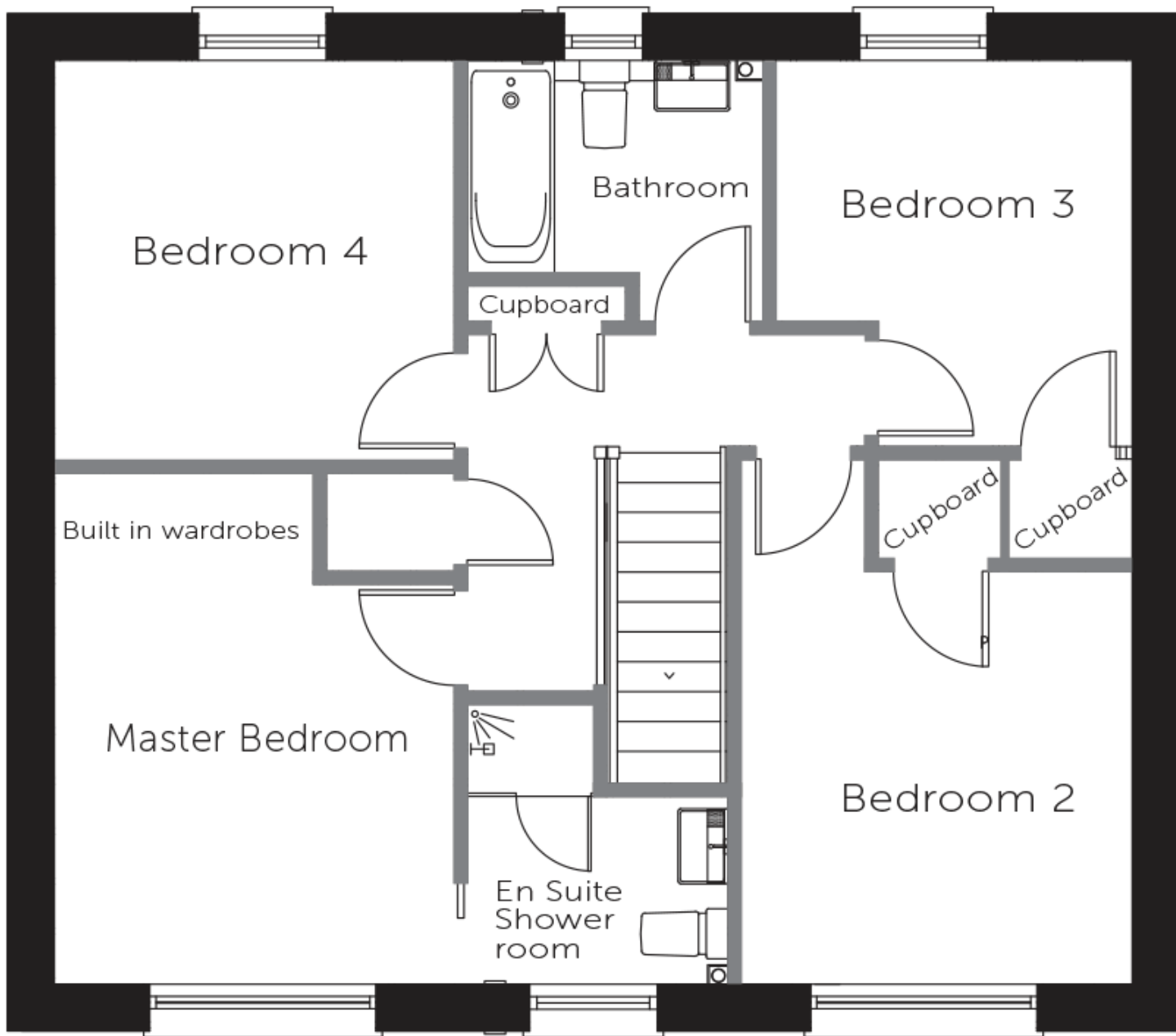
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



Ground floor



First floor