

*Substantial 4 bedroom detached residence with superb sea views over Cardigan Bay. Aberporth - West Wales.*



**3 Hilltop Way, Parclyn, Cardigan, Ceredigion. SA43 2DS.**

**£525,000**

**Ref R/4863/ID**

**\*\*A most substantial 4 bedroom detached residence set in spacious gardens and grounds\*\*Superb views over the Cardigan Bay coastline\*\*Spacious living accommodation throughout\*\*Perfect family home\*\*Coastal living\*\*Ample parking and double garage\*\*Double glazing throughout\*\*Oil fired central heating\*\***

The property comprises of front vestibule, entrance hall, downstairs shower room, front reception room, rear lounge, sun room, dining room, kitchen.

First floor - 3 double bedrooms, 1 single bedroom, bathroom and separate w.c.

The property is situated within the coastal village of Parclyn being on the fringes of the large coastal village Aberporth with its Blue Flag sandy beaches, local cafes, bars, restaurants, shops, post office, laundrette, places of worship, village hall, popul local primary school and access to the All Wales coastal path. The property lies some 15 minutes drive north of Cardigan along the A487 with its comprehensive schools, 6th form college, theatre and cinema, community hospital, traditional high street offerings, retail parks, supermarkets, industrial estates and employment opportunities. The Pembrokeshire Coast National Park is within 20 minutes drive of the property.



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## GROUND FLOOR

### Front Vestibule

4' 5" x 2' 8" (1.35m x 0.81m) via hardwood door, glazed door into -

### Entrance Hall

13' 4" x 8' 7" (4.06m x 2.62m) with hardwood flooring, dog leg stairs rising to first floor, central heating radiator.

### Downstairs Shower Room



3' 8" x 8' 7" (1.12m x 2.62m) having a three piece suite comprising of an enclosed shower unit with Aqua lease electric shower above, vanity unit with wash hand basin, low level flush w.c. heated towel rail, panelling to half wall.

### Front Reception Room

12' 4" x 17' 9" (3.76m x 5.41m) a large room with tall ceilings, open fireplace with tiled surround and hearth, double glazed window to front and side, picture rail, 2 central heating radiators, wall lights.

### Rear Lounge

16' 4" x 12' 4" (4.98m x 3.76m) a light and inviting room with open fireplace with tile surround, central heating radiator, exposed timber floors, picture rail, double glazed window to rear. Door into -



### Sun Room

6' 2" x 11' 5" (1.88m x 3.48m) of double glazed construction with perspex roof, making the most of the incredible views over the Cardigan Bay coastline.





## Dining Room



8' 7" x 10' 0" (2.62m x 3.05m) with double glazed window to rear with sea views, exposed timber flooring.

## Kitchen

9' 5" x 9' 1" (2.87m x 2.77m) with fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink with mixer tap, Firebird oil boiler, double glazed window to rear with sea views, electric cooker point, upvc door to side, pantry cupboard and laundry cupboard with automatic washing machine.



## FIRST FLOOR

### Central Landing

Into a feature side bay window. Access hatch to loft.



### Front Double Bedroom 1



11'8" x 8' 6" with double glazed window to front, central heating radiator, pedestal wash hand basin, open wardrobe.

### Front Double Bedroom 2

18' 0" x 12' 6" (5.49m x 3.81m) with double glazed window to front, timber floorboards, 2 central heating radiators, pedestal wash hand basin.

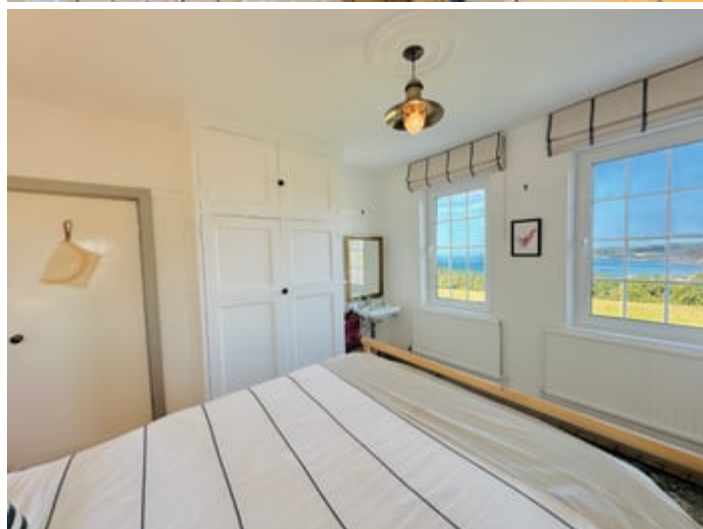
### Bedroom 3

9' 6" x 7' 9" (2.90m x 2.36m) with double glazed window to front. To side a built in cupboard.



### Rear Bedroom 4

12' 4" x 12' 2" (3.76m x 3.71m) with 2 double glazed windows to rear with sea views, further double glazed window to side, exposed timber flooring, 2 central heating radiators.





## Bathroom



5' 7" x 7' 6" (1.70m x 2.29m) with a 3 piece suite with panelled bath with hot and cold taps and pull out shower head, pedestal wash hand basin, cupboard housing the hot water tank, central heating radiator.

## Separate w.c.

2' 8" x 3' 8" (0.81m x 1.12m) with low level flush w.c.

## EXTERNALLY

### To the Front

The property benefits from a spacious plot with tarmac driveway to front with lawned areas to both sides leading to -



## Double Garage

12' 0" x 16' 0" (3.66m x 4.88m) with up and over door, of brick construction, useful storage, electricity connected.

### To the Rear

A spacious garden area mostly laid to lawn making the most of the incredible views over the Cardigan Bay coastline towards Ynys Lochdyn.

### To the Side

A former Attached Garage 8'10" x 15'5" with electricity connected and has potential for conversion to create further living accommodation.

## 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.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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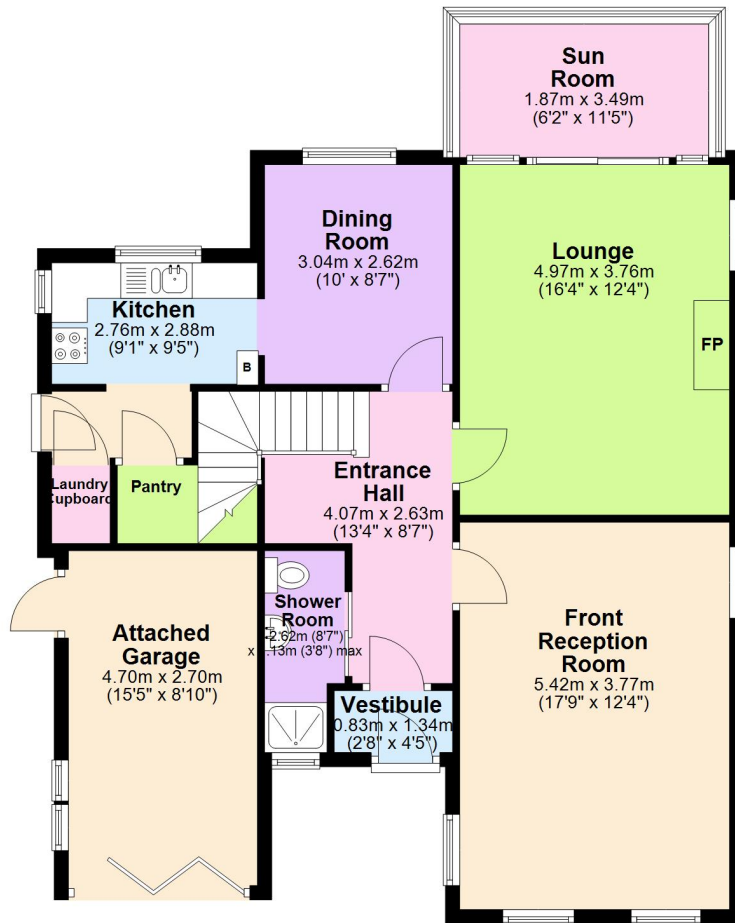
## Services

We are advised that the property benefits mains water, electricity and drainage. Oil fired central heating system.

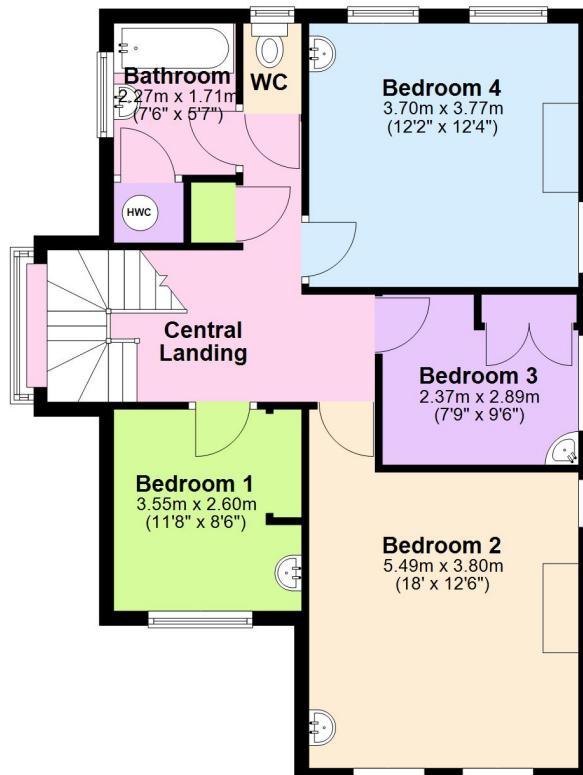
Council Tax Band - F Ceredigion County Council.

Tenure - Freehold.

## Ground Floor



## First Floor



Total area: approx. 165.9 sq. metres (1786.0 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.

**3 Hilltop Way, Parcllyn, Cardigan**

## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (40)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

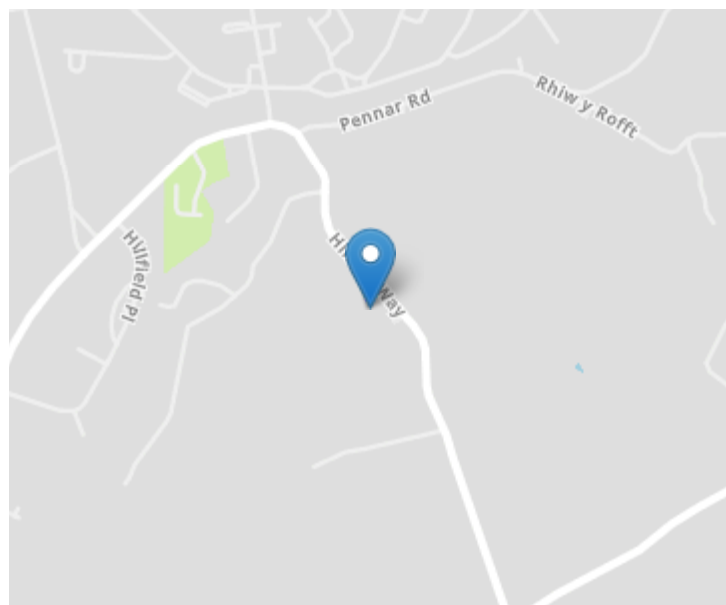
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No


**The existence of any public or private right of way?** No



## Directions

Travelling north on the main A487 road East from Cardigan towards Aberaeron. Proceed through the villages of Penparc and Tremain until you get to the roundabout, take the 1st exit onto the B4333 Aberporth road. Follow this road to the next roundabout, take the 1st exit, carry on and you will come to a left hand bend, bear right and follow this road for approximately half a mile and take the next left hand exit by Bay View Garage. Proceed along this road for approximately 500 yards and the property is located on the right hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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