

LOCATION LOCATION LOCATION ! A fully renovated 4/5 bed detached residence. Situated within spacious grounds. Aberporth - West Wales.



The Lawns, Aberporth, Cardigan, Ceredigion. SA43 2BX.

£495,000

**** LOCATION LOCATION LOCATION ! **Outstanding recently renovated 4-5 bed residence**Breathtaking views over Cardigan Bay**Large garden and grounds**Renovated to a high standard to include new kitchen, bathroom, flooring, heating systems etc**Ample private parking to front**Popular coastal village of Aberporth**10 minute walk to the beach and All Wales coastal path**On a bus route**Highly efficient with air source heating, solar panels and double glazing throughout****

The property comprises of - Ent hall, 3 downstairs bedrooms (1 En suite), office/study, ground floor bathroom, kitchen/dining room, lounge. First floor - 2 bedrooms (1 En suite).

The property is situated within the coastal settlement of Aberporth being a popular seaside resort along the Cardigan Bay coastline. The village benefits from a bus service, primary school, pubs, cafes, restaurants and several shops and excellent sandy beaches. The All Wales coastal path runs along the nearby coastline. The village is some 15 minutes drive north of the larger urban town of Cardigan which offers a wider range of facilities and services including national and local retailers, integrated health centre, high and lower education facilities and 6th form college.



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GROUND FLOOR

Entrance Hall

7' 3" x 12' 5" (2.21m x 3.78m) via recently installed composite door, central heating radiator, mezzanine galleried landing, wall lights. Door into -

Downstairs Bedroom 1

10' 9" x 9' 9" (3.28m x 2.97m) with dual aspect window to front and side, multiple sockets, central heating radiator, spot lights to ceiling, laminate flooring.

Office/Study

12' 0" x 10' 3" (3.66m x 3.12m) with double glazed window to rear, fitted cupboard, spot lights to ceiling. Door into -



Bedroom 2

12' 0" x 30' 4" (3.66m x 9.25m) with 6'5" glazed sliding doors to rear garden with lovely views towards the coast, central heating radiator, laminate flooring, spot lights to ceiling, door into -



En Suite

4' 5" x 9' 2" (1.35m x 2.79m) with a modern white suite comprising of walk in shower unit with leaded shower screen,

rainfall shower head and pull out head, new navy blue vanity unit with inset wash hand basin, dual flush w.c. stainless steel heated towel rail, tiled walls and floor, spot lights to ceiling, frosted window to rear.



Bathroom

7' 2" x 7' 3" (2.18m x 2.21m) having a lovely 3 piece suite comprising of feature Copper roll top bath with mixer tap above, vanity unit with inset bowl drainer sink, dual flush w.c. half tiled walls, tiled flooring, stainless steel heated towel rail, frosted window to rear, illuminous mirror.



Kitchen/Dining Room

10' 3" x 25' 0" (3.12m x 7.62m) with a spacious modern handleless fitted kitchen with compact laminate working surfaces above and breakfast bar, large double glazed window to side and rear with breathtaking sea views, integrated appliances include fridge and freezer, Hisense electric oven and combination microwave, 4 ring induction hob with modern extractor hood, spot lights to ceiling, deep drawers, space for large dining table and glazed upvc door to rear.



Lounge

15' 7" x 10' 5" (4.75m x 3.17m) a generous room with large double glazed windows and patio doors to side making the most of the superb sea views over Cardigan Bay, patio doors opening out to the raised decking area, large double glazed window to front and side, velux window to ceiling bringing in an abundance of natural light, 2 central heating radiators, spot lights to ceiling, wall lights, laminate flooring.



FIRST FLOOR

Galleried Landing

18' 8" x 10' 8" (5.69m x 3.25m) an impressive landing with oak balustrades, velux window, double glazed windows to side, under eaves storage area, spot lights. Door into -

Bedroom 3

10' 4" x 18' 2" (3.15m x 5.54m) (6'1" head height) with velux window with great sea views, tilt and turn window to rear, central heating radiator, spot lights.

Master Suite

25' 2" x 10' 8" (7.67m x 3.25m) with double glazed window to gable end again with impressive sea views, under eaves storage, spot lights, central heating radiator, laminate flooring. Door into -

En Suite

5' 4" x 7' 2" (1.63m x 2.18m) with free standing panelled bath with shower head above, concealed w.c. Gloss white vanity unit with inset wash hand basin, illuminous mirror unit, half tiled walls, tiled flooring, velux window to ceiling, stainless steel towel rail.

EXTERNALLY

To the Front

The property is initially approached over a shared tarmac driveway onto a recently tarmacked parking area with ample private parking for several cars.

To the front is a planted flower boarder.



To the Rear

To the rear is a generously sized lawned area being fully enclosed with mature apple, plumb and cherry trees, raised patio laid to slabs making the most of the sea views. The property sits in approximately 0.25 acres.



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.

TENURE

The property is of Freehold Tenure.

Services

The property benefits from mains water, electricity and drainage. Air source heating and solar panels.

Council Tax Band D (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

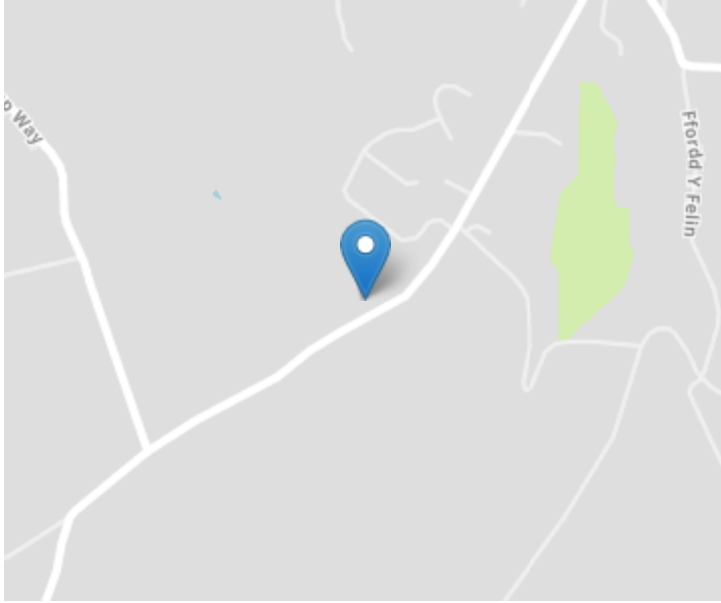
Any risk of coastal erosion? No

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 from Cardigan on the A487 proceed through the villages of Penparc and Tremaen, approaching Blaenannerch, take the 1st left hand exit on the mini roundabout sign posted Aberporth and continue along this road towards Aberporth village for approximately 1.5 miles, passing both turnings for Parclyn on the left. Having passed Bay View garage on your left, continue down for approximately 500 yards and the property will be located on the left hand side as identified by the agents for sale board.

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

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