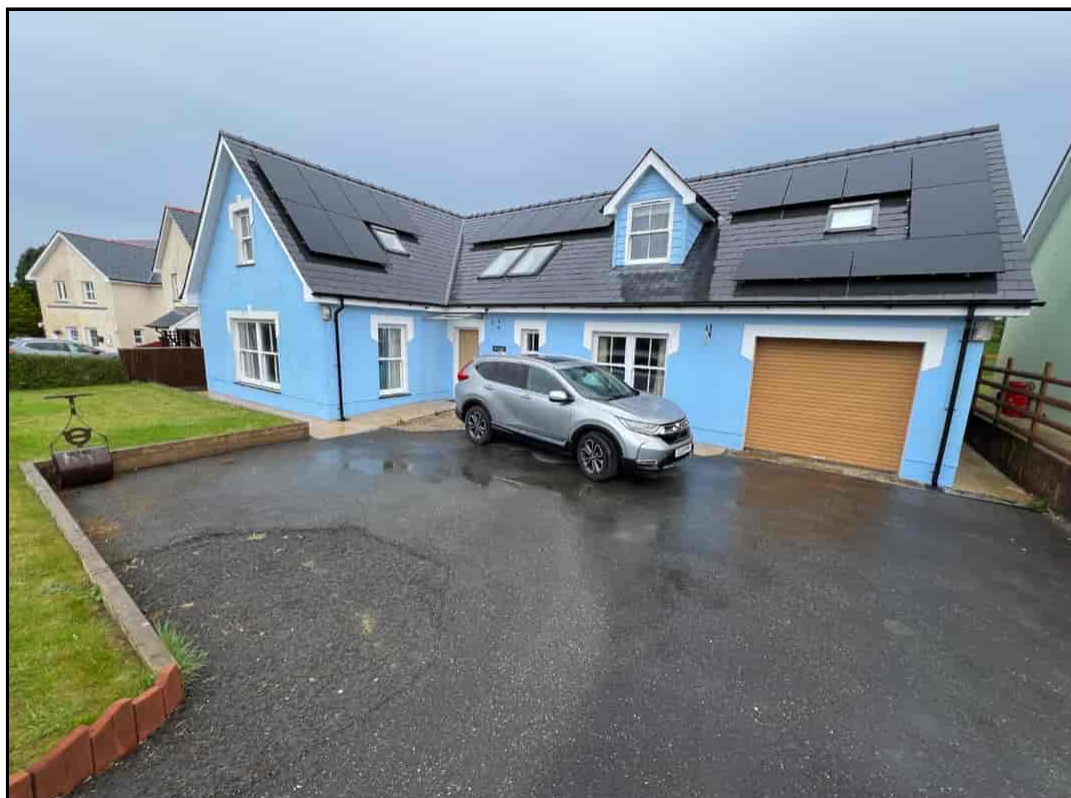


*Contemporary classic and a grand design. Outstanding 6 Bed (4 Bath) dormer residence. Over 3300 sq.ft. of floor space. Close to Cardigan Bay. West Wales*



**Fern Lodge 5 Swn Yr Efail, Pennant, Llanon, Ceredigion. SY23 5AJ.**

**£475,000**

**R/4116/ID**

**\*\* Contemporary Classic and grand design \*\* Step inside and you will be amazed! \*\* Outstanding 6 Bed (4 Bath) dormer residence \*\* Close to Cardigan Bay \*\* Spacious and sophisticated \*\* Superbly appointed and with good quality workmanship and materials \*\* Integral Garage \*\* Conservatory \*\* Pleasant grounds to front and rear \*\***

The accommodation provides impressive Reception Hall/Dining Hall (380 sq.ft), Lounge, Main Bathroom, En suite Double Bedroom and 2 further Bedrooms \*\* Oak fitted Kitchen \*\* Utility Room \*\* Integral Garage \*\* First floor - Galliered Landing \*\* Master Bedroom with En suite Bathroom and Dressing Room \*\* Family Bathroom and 2 further Double Bedrooms \*\* Under floor heating (air source) \*\* Double glazing \*\*

Conveniently positioned within the village community of Pennant which lies only some 2 miles inland from Cardigan Bay and within some 3 miles of the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy travelling distance of the coastal university and administrative centre of Aberystwyth and the university town of Lampeter.



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## GENERAL

The placing of Fern Lodge on the market provides prospective purchasers with an opportunity of acquiring a truly outstanding residence, deceptively spacious and be prepared for the 'wow factor' as soon as you walk inside.

The accommodation provides more particularly as follows -

### Reception Hall/Dining Hall

25' 5" x 14' 9" (7.75m x 4.50m) with high vaulted ceilings with 4 automatic solar velux windows, dog legged staircase to an impressive gallieried 'bridge' landing at first floor level. Karndean floor (elm), built in cloak cupboard and understairs storage cupboard, integral ceiling speakers for stereo system, 8' french doors to rear Conservatory



### Lounge

20' 11" x 16' 4" (6.38m x 4.98m) a pleasant light and airy room with a fireplace with lime stone surround and slate hearth housing a log burning stove with a chimney breast in feature stone work.





### Main Bathroom

15' 0" x 8' 1" (4.57m x 2.46m) magnificently furnished in a contemporary design with an excellent quality high value suite providing a black ROC wash basin on console legs, mirror over, shaver light and point, matching black low level toilet with a concealed cistern and cupboards at side, large corner shower cubicle with body jets, steps up to a jacuzzi bath with telephone hand set shower unit, tiled floor and walls







### Double Bedroom 5

17' 9" x 10' 9" (5.41m x 3.28m) with double glazed window to rear.



### En suite Shower Room

7' 1" x 4' 11" (2.16m x 1.50m) with tiled floor and tiled walls, high level flush toilet, step-in bath with shower over with body jets and shower screen, vanity unit with cupboards under, mirror over with shaver light and point, heated towel rail



### Double Bedroom 6 or Sitting Room

13' 9" x 9' 10" (4.19m x 3.00m)





## Double Bedroom 4 (now a Study)

13' 5" x 12' 5" (4.09m x 3.78m)

## Kitchen/Breakfast Room

13' 5" x 12' 5" (4.09m x 3.78m) via glazed double oak doors from the reception/dining hall, an excellent quality range of solid oak fronted fitted base and wall cupboards with granite work tops, sink unit, integrated appliances, all Neff, comprising single oven, microwave, warming drawer, fridge freezer, dish washer, central island unit with cupboards under and breakfast bar, with in-set LPG gas hob with cooker hood over, 2 built in corner larder cupboards. Karndean flooring. Door through to -







### Modern Conservatory

12' 7" x 11' 6" (3.84m x 3.51m) (off the Reception/Dining Hall) fully glazed with sliding doors, electric heater and paved floor



### Utility Room

9' 9" x 8' 0" (2.97m x 2.44m) with Karndean floor, fitted base and wall cupboards with formica working surfaces, single drainer sink unit (h&c), appliance space with plumbing for automatic washing machine, part tiled walls, rear exterior door

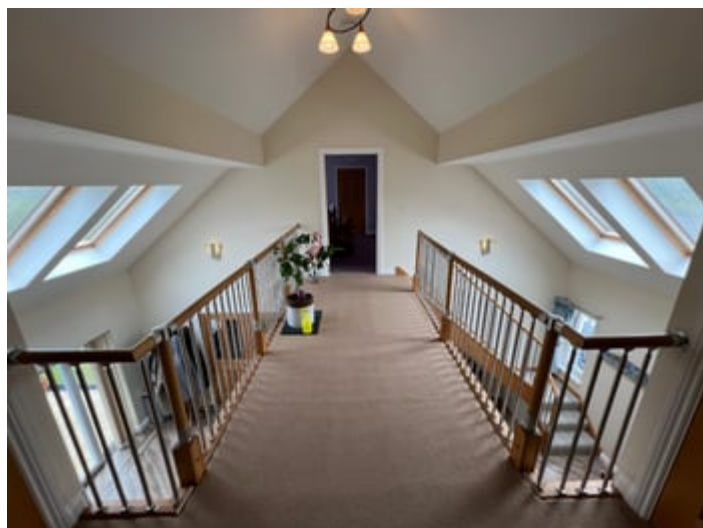
### Integral Garage

16' 10" x 9' 8" (5.13m x 2.95m) with electric remote roller shutter door

## FIRST FLOOR

### Centrally Positioned Galliered Bridge Landing

22' 6" x 12' 2" (6.86m x 3.71m) approached via an impressive staircase from the Reception/Dining Hall with oak and chrome ballustrail, built in airing cupboard and other built in storage cupboards





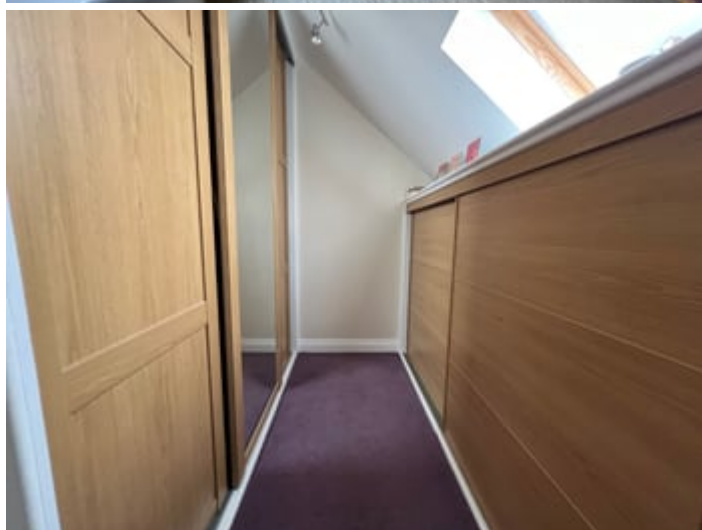
## Master Bedroom Suite 1

17' 6" x 13' 7" (5.33m x 4.14m) with central heating radiator, dormer window to front, Door through to -



## Walk in Dressing Room

15' 9" x 9' 8" (4.80m x 2.95m) (overall dimensions) with built in wardrobes and en suite shower room with tiled floor, good quality suite providing fitted cupboards with in set wash hand basin with mirror over with shaver light and point, low level flush toilet, large walk in shower with body jets, central heating radiator, heated towel rail, part tiled walls



## Family Bathroom

8' 8" x 7' 0" (2.64m x 2.13m) with tiled floor and part tiled walls, fitted cupboards with vanity unit and in set wash hand basin with mirror over, shaver light and point, P shaped bath with shower over, body jets and shower screen, low level flush toilet, heated towel rail



### Double Bedroom 2

16' 3" x 14' 7" (4.95m x 4.45m) with central heating radiator



### Double Bedroom 3

14' 6" x 13' 8" (4.42m x 4.17m) with central heating radiator



## EXTERNALLY

### To the Front

Post and rail fencing to front boundary with a gated entrance leading down to a tarmac drive with ample turning and parking space. Lawned forecourt with mature shrubs and flower borders.





### To the Rear

Paths surround the residence and to the rear further lawned gardens with brick paved meandering pathways, mature shrubbery area with bushes and flowers, borders fields at rear.







## Log Cabin

Log Cabin with adjacent Store Shed - electricity connected and heating. Outside lighting.



## 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

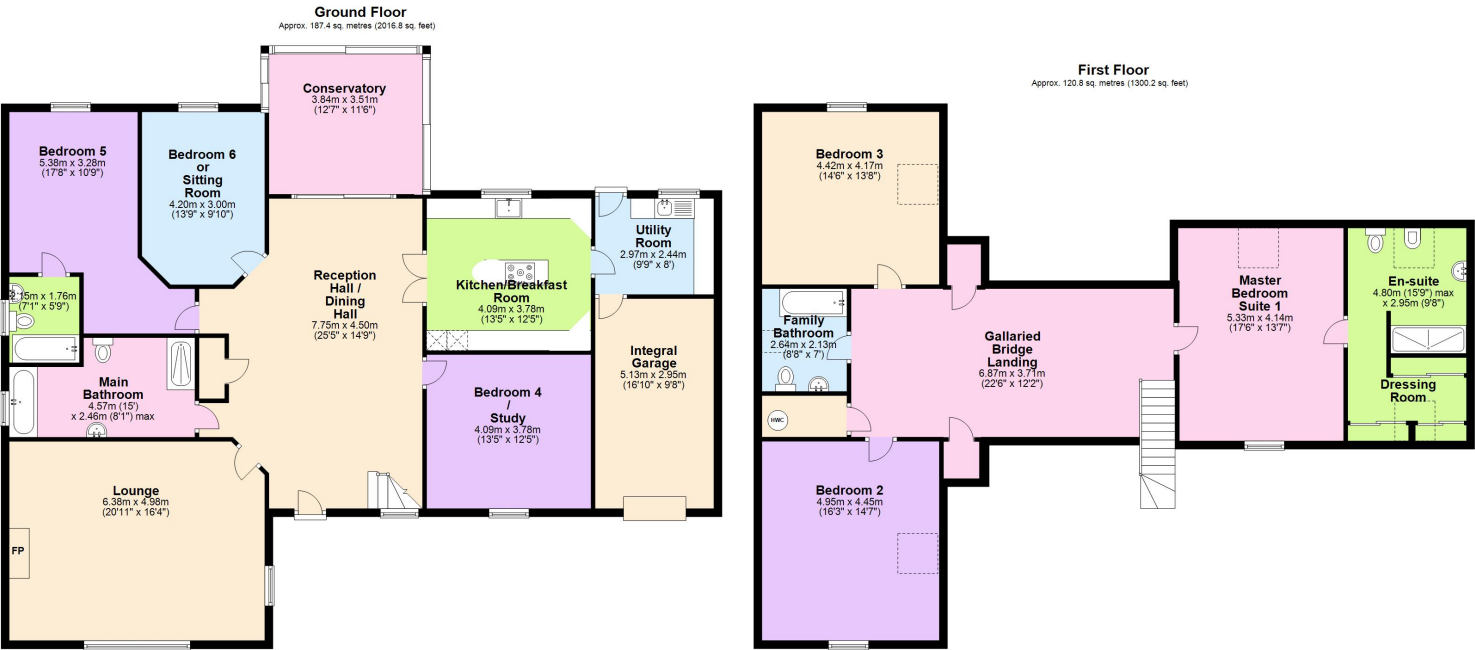
The property is of Freehold Tenure.

## Services

Mains electricity, water and drainage. Air source heating with under floor heating to ground floor. Radiators to first floor. Upvc double glazed sash windows. Telephone subject to transfer regulations. Broadband connection.

Council Tax Band - E





Total area: approx. 308.2 sq. metres (3316.9 sq. feet)

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

Fern Lodge, 5 Swn Yr Efail, Pennant

## MATERIAL INFORMATION

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**Council Tax:** Band F

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:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** C (77)

**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

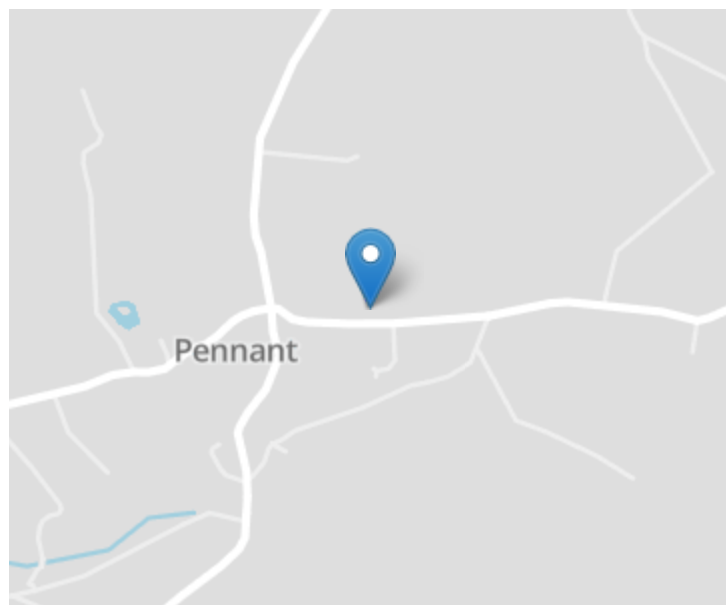
**Is the property listed?** No

**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

From Aberaeron proceed north-east on the A487 coast road to the first village of Aberarth. Drive through the village, up hill and take the first right hand turning onto the B4577 Pennant road. Proceed to the village of Pennant. At village crossroads carry straight on and after some 500 yards you will see the property on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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