

Contemporary and luxurious 2 bedroom semi detached home in a sought after village location with coastal aspect. Aberporth, Cardigan Bay - West Wales.



**15 Y Geulan (Longshore) Ffordd Newydd, Aberporth, Ceredigion. SA43
2BL.**

£325,000

REF R/5426/RD

****Contemporary 2 bedroom coastal home****Highly efficient with low running costs****Private off road parking****No expense spared and finished to the highest possible specification****Walking distance to village amenities and beach****Exceptional build quality with high quality fixtures and fittings throughout****Air source heating****External shower****Private rear garden****A Great example of luxurious and modern living******

The property sits centrally within the village of Aberporth on the Cardigan Bay coastline and is within walking distance of all village amenities including shops, public house, restaurant, cafes, launderette, primary school, places of worship, takeaways and sandy beaches. The larger town of Cardigan is some 15 minutes drive to the south with its wider range of local and national retailers, community hospital and town centre amenities. The Pembrokeshire coast national park is within some 30 minutes drive of the property.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

DETAILS



Many of the UK and Europe's leading specialists and manufacturers are providing the separate elements that together will create contemporary living at its finest.

Indoors, think underfloor heating, award-winning kitchens manufactured in Wales by Sigma 3 with integrated Neff appliances, well-designed bathrooms with Ideal Standard Atelier feature sanitaryware and other interior design touches that create timeless spaces.

Every detail has been considered. These are homes for those who truly appreciate architecture and design and a seriously impressive location.

GROUND FLOOR

Entrance Hallway

Accessed via composite door with modern electric key entry system. Side glass panel door into -



Kitchen/Living and Dining Area



15' 5" x 30' 3" (4.70m x 9.22m) extending across the entire

ground floor space providing modern and contemporary living accommodation, exceptional quality 'Wren' grey base and wall units with slimline formica work top, fitted dishwasher, fitted fridge freezer, 1½ sink and drainer with mixer tap, fitted 'Neff' induction hobs with extractor over, fitted wine fridge, double 'Neff' oven and grill, under stairs cupboard, kitchen island with breakfast bar seating space. Open plan into -

Living Area



With potential for wall mounted TV, patio door and glass window to garden, ample seating area, multiple sockets, great open plan living space opening to the garden.

W.C.



With w.c. heated towel rail, corner sink unit, fitted cupboard with washing machine connection, side services cupboard.

FIRST FLOOR

Landing

With access to loft. Airing cupboard with 'Grant' hot water cylinder. Separate storage airing cupboard with slatted shelving.

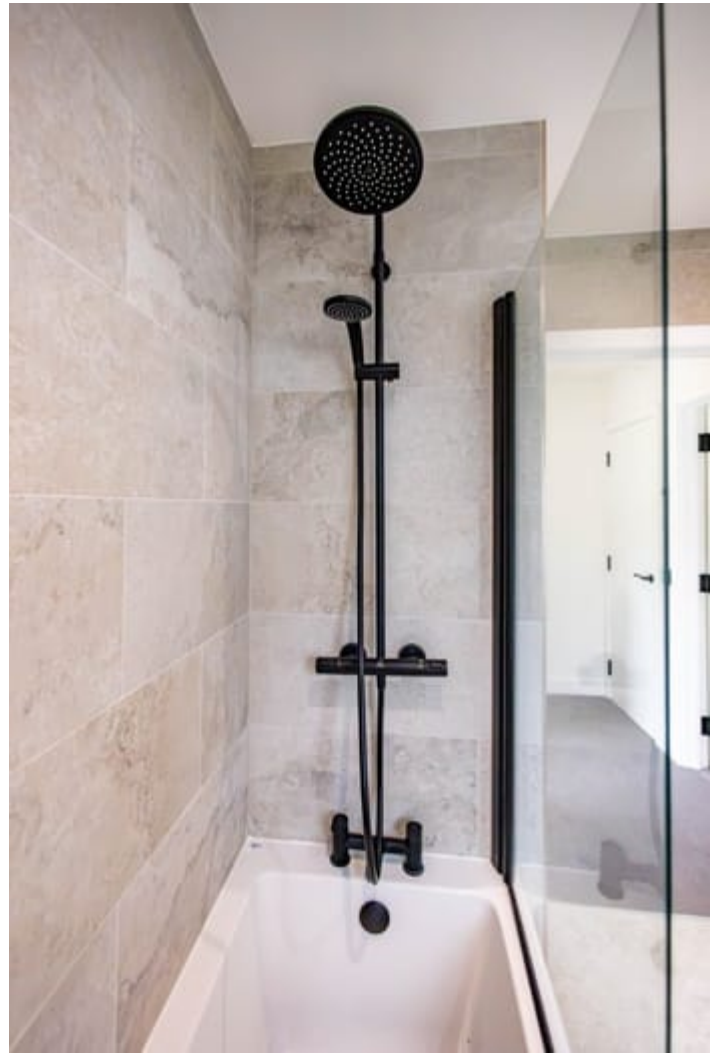
Rear Bedroom 1



A luxurious double bedroom with feature Juliet balcony overlooking Aberporth beach and the Cardigan Bay coastline, multiple

sockets, wall lights.

Bathroom





7' 4" x 6' 2" (2.24m x 1.88m) with a luxurious white suite including panel bath with shower over, black ironmongery, heated towel, w.c. fully tiled walls and flooring, side window.

Front Bedroom 2



12' 4" x 10' 6" (3.76m x 3.20m) a double bedroom, window to front, multiple sockets, fitted cupboard.

EXTERNALLY

Outdoor Space

The outdoor space is complemented by natural stone elevations with well-considered, landscaped gardens while an outdoor, cold-water shower awaits your return from the beach.



To the Front



Accessed into small private cul de sac with designated parking space and paths to front and side.

To the Rear

Fully private enclosed garden area.





Services

We are advised the property benefits from mains water, electricity and drainage. Air source Heat Pump - Underfloor Heating.

Tenure - Freehold.

Council Tax Band - Band C (Ceredigion County Council).

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.

We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.

If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

To keep up to date please visit our Website, Facebook and Instagram Pages

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. 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.

EPC Rating: B (87)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

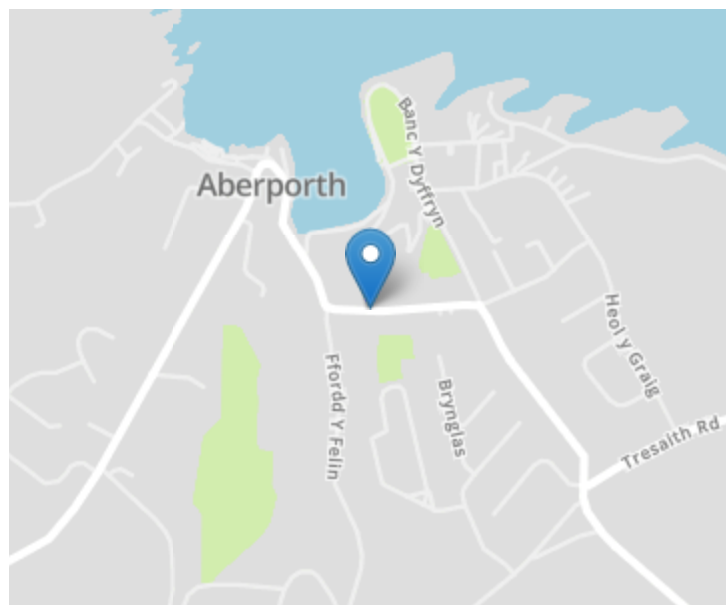
Any risk of coastal erosion? No

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

Heading into Aberporth along the B4333 road head into the centre of the village, at the roundabout at the Morlan Hotel turn left at the roundabout, carry on for approximately 150 yards and the properties are located on the right hand side as identified by the Agents for Sale board.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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