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A most appealing detached coastal residence with breathtaking views over Aberporth and Cardigan Bay. Aberporth - West Wales.









Hoddnant, Parc Y Plas, Aberporth, Cardigan, Ceredigion. SA43 2BJ.

£395,000

REF R/5522/ID

Extremely desirable 3 bedroom detached property Located in a sought after cul de sac**In the coastal village of Aberporth in West Wales**Breathtaking views over the village and Cardigan Bay**Double glazing and oil fired central heating**Pleasant south facing garden and grounds**Vacant possession and no onward chain**Ample private parking and integral Garage**MUST BE VIEWED TO BE APPRECIATED**

The accommodation provides - front porch, entrance hall, dining room, lounge, office/downstairs bedroom 3, kitchen, utility room, downstairs w.c. and shower, integral garage. First floor - 2 Double Bedrooms and 1 w.c.

Aberporth is a charming coastal village on Cardigan Bay. The property lies some 10 minutes walk to the sea front and is close to a good range of local amenities such as primary school, pubs, eating houses, places of worship, two lovely sandy beaches etc. The property is also on a bus route and within a 10 minute drive from the former county town of Cardigan which offers a comprehensive range of schooling and shopping facilities.

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GROUND FLOOR

Front Porch

Double glazed windows, uPVC door.



Reception Hall

Via part glazed upvc front entrance door, radiator and understairs cupboard.



Reception Room / Bedroom 3

9' 4" x 8' 2" (2.84m x 2.49m) with wall heater, radiator.



Ground floor Shower Room

8' 0" x 8' 0" (2.44m x 2.44m) with corner shower cubicle, low level flush wc., vanity unit with wash basin. Heated towel rail.



Kitchen

14' 4" x 8' 6" (4.37m x 2.59m) with fitted floor and wall cupboards. 4 ring LPG gas hob, double Neff eye level ovens. Plumbing and space for dishwasher. Walk in pantry cupboard with shelves. Radiator and tiled floor. Extractor fan.









Dining Room

11' 2" x 11' 10" (3.40m x 3.61m) with double glazed window to rear.





Sitting Room

14' 6" x 16' 2" (4.42m x 4.93m) Large picture window to front with breathtaking sea view, corner fireplace, wall lights.









Side Through Hall

With tiled floor.

Rear Utility Room

10' 4" x 5' 3" (3.15m x 1.60m) with single drainer sink unit, plumbing for washing machine.



Attached Integral Garage

20' 5" x 9' 1" (6.22m x 2.77m) with internal access with electric up and over door. Solar panel controls, oil fired central heating boiler.



FIRST FLOOR

Landing

Approached via timber staircase from entrance hall.

Bedroom 1

15' 8" x 11' 7" (4.78m x 3.53m) with built in mirror fronted wardrobes, 2 radiators, double glazed window to front, sea views.









Cloak Room

With w.c. and vanity unit. Airing cupboard with copper cylinder and immersion heater.

Bedroom 2

11' 2" x 15' 5" (3.40m x 4.70m) with 2 radiators, fitted wardrobes. Walk-in under eaves storage/box room.





EXTERNALLY

Garden and Grounds.

The grounds are landscaped, well maintained with various paths, patio areas and include numerous shrub areas, lawns and screen hedging. The grounds are pleasantly landscaped and private.















To the Front

To the front is a further area of garden affronting the council maintained cul-de-sac with its own private tarmacadam drive and off street parking for a number of vehicles together with access to the side garage.





VIEWING

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

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.

Services

We are informed that the property benefits from mains water, mains electricity and mains drainage. Oil fired central heating. Solar panels, double glazing. Telephone connection and broadband availability.

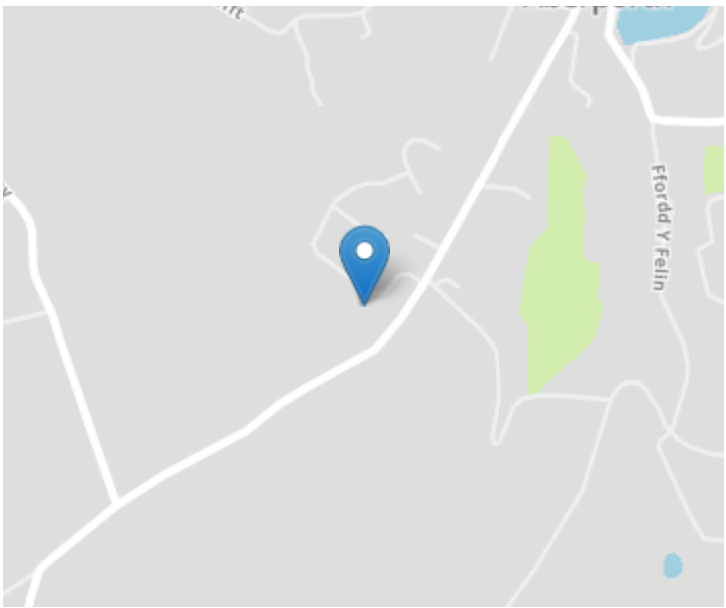
Council Tax Band E (Ceredigion County Council).

Tenure - We are advised that the property is of Freehold Tenure.

MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil. Solar.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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

From the town of Cardigan proceed North East on the A487 coast road towards Aberystwyth. Drive through the first village of Penparc then onto the next hamlet of Tremaen until you get to a roundabout. Take the 1st exit onto the B4333 Aberporth road. At 2nd roundabout again take the 1st exit and follow the road around to the right towards the village of Aberporth. Follow the course of the road, ignore the first left hand turning and then as you reach the village of Aberporth you will drop downhill with the church on the right hand side and directly opposite you will see the entrance to Parc Y Plas. Drive into Parc Y Plas follow the road around to the left and as the road slightly rises you will the property directly in front before the road then turns to the right.

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

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