

Ref: Ohaw34

Hawen, Aberporth, Ceredigion, SA43 2BX

Immaculate, Refurbished, 4 Bed Detached Property with Sea Views, plus Chalet with scope for holiday letting. Pleasantly Situated in the Small Coastal Town of Aberporth on Cardigan Bay, within Walking Distance of the Sandy Beach and Local Amenities

Main A487 access 1½ miles, Cardigan 6 miles, Newcastle Emlyn 9 miles, Carmarthen 26½ miles



The Single-Storey Residence dates back to 1931 and has been completely refurbished to provide a beautifully presented family home with rendered elevations under a tiled roof. The light and airy accommodation has the benefit of oil-fired central heating and uPVC double glazing, and comprises in brief:- Open-Plan Living Room/Kitchen with vaulted ceiling, large Conservatory, 4 Bedrooms (3 double and 1 single), Bathroom, and Shower Room. There is a lawned rear garden enjoying privacy and sea views, and ample offroad parking.

The property's Detached Chalet has its own separate driveway and is in the throes of being completely renovated to provide self-contained holiday letting accommodation, which will when finished comprise:- an open-plan living room/kitchen, bedroom and shower room, together with a small private garden.

Aberporth is a small but popular seaside holiday resort that bustles with life in the summer months. The property occupies a delightful position within walking distance of local amenities, including a bus service, primary school, pub, several shops and eateries, and a lovely sandy beach. There is a business park on the north-western outskirts (linked with the aerospace industry) and a small airport to the south of town (some 1¼ miles from the property), catering for small aircraft and domestic flights, and also flying instruction. There are actually two sheltered beaches here, which are joined at low tide, offering golden sands, little coves, rock pools, and a shallow stream. Exhilarating cliff top walks afford wonderful views – as far as Aberystwyth and the Llyn Peninsula on a clear day – and possible sightings of dolphins and seals out in the bay. Public footpaths lead along the coast, easterly to Tresaith and Penbryn beaches and westerly towards Cardigan.

Price Guide: £249,500 – No Onward Chain

The Chalet is to one side of the Main Residence



View to the sea at Cardigan Bay



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: A half glazed side door leads into the Entrance Hall with ceramic tiled floor, Worcester oil-fired boiler serving the central heating and hot water system, plumbing and space for a washing machine with work surface above, loft access, door into the Open-Plan Living Room/Kitchen, door off to the Shower Room, and door off to the Bathroom.

OPEN-PLAN LIVING ROOM/KITCHEN:

22'7" x 12'1". Vaulted ceiling with large Velux roof lights to both sides, high door access to the loft, window to the side aspect in the Kitchen area and fully glazed patio doors from the Living Room area into the Conservatory.

The Kitchen area has fitted cream units with wood-effect work surfaces, built-in double oven, four-ring ceramic hob, concealed extractor above, tiled splashbacks, composite sink unit with single drainer, concealed dishwasher, ample space for a large fridge/freezer, and ceramic tiled floor. The Living Room area is carpeted.

Doors lead off to the Bedrooms.

CONSERVATORY: 20'2" x 9'2". Exposed wood floor, glass roof, windows and window panels around two sides, and glazed door accessing steps down to the lawned garden. An elevated position enjoying delightful views encompassing the garden, countryside, rooftops, and the twinkling sea of Cardigan Bay.

BEDROOM 1: 13'9" x 12'1". Window to the side aspect and window to the front.

BEDROOM 2: 10'1" x 9'. Window to the front aspect.

BEDROOM 3: 11'5" x 9'10". Window to the rear with garden, countryside and sea views, and also an arched window looking into the Conservatory.

BEDROOM 4: 11'1" x 9'8". Window to the side aspect and window to the rear with garden, countryside and sea views.

SHOWER ROOM: 5'9" x 6'6". Fully tiled walls, corner shower cubicle with Triton electric shower unit, white suite with pedestal wash hand basin and close coupled W.C. Ceramic tiled floor, extractor fan, obscure-glass window to the side aspect.

BATHROOM: 6'8" x 6'7" max. White suite comprising Whirlpool-style panelled bath, pedestal wash hand basin, and close coupled W.C. Fully tiled walls, ceramic tiled floor, extractor fan, obscure-glass window to the front aspect.

Open-Plan Living Room/Kitchen







Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Shower Room



EXTERNALLY:

THE APPROACH & AREA:

The property is approached along the B4333 road that runs down to Aberporth village and beach. The residence has a gravelled driveway with parking space for four cars, and there is a separate gravelled driveway accessing the chalet

Access to the A487 coast road is about 1½ miles from the property, giving easy access to Cardigan and Fishguard, Aberaeron and Aberystwyth.

Aberporth is on the bus route between Cardigan and Aberystwyth with stops at New Quay and Aberaeron, and there are also buses to Newcastle Emlyn and Llandysul.

GARDENS:

The easy to maintain gardens are mainly laid to lawn with a selection of shrubs and trees, flower borders, hedging and walls.

A picket fence gateway leads from the driveway at the side of the residence to the main garden area at the rear, being spacious and private with charming views across the village rooftops to the sea and countryside.

THE CHALET:

40' x 13'10" max. – approximate overall measurements.

The Chalet is within the property's grounds to one side of the Residence. It has provided holiday letting accommodation in the past (formerly known as "The Nook") but is now in the process of being thoroughly renovated to provide a fresh, updated holiday cottage. This is work in progress, but when completed the accommodation will offer:- an open-plan living room/kitchen, bedroom and shower room.

The chalet has its own separate entrance drive off the road and a small private garden.

This is a popular location for holidays and an ideal base for touring.

The Chalet ... in the throes of renovation ... situated to one side of the Main Residence





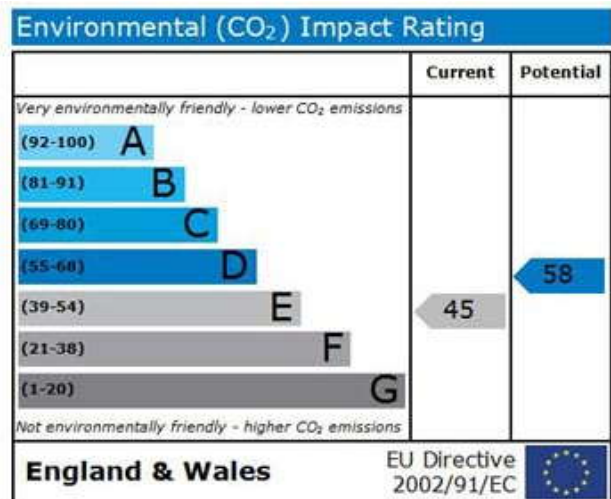
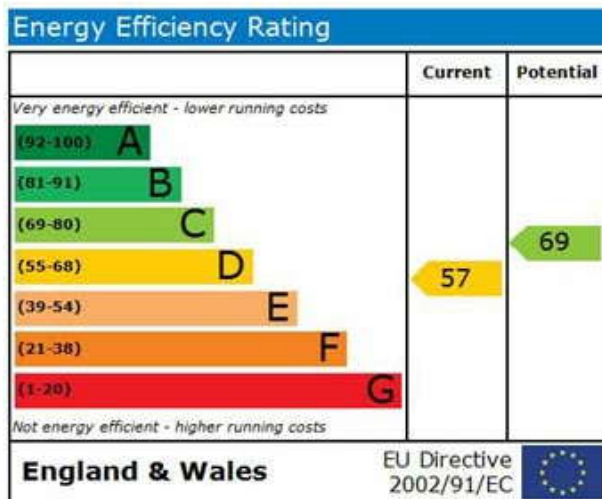


The main entrance door at the side of the residence





ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

- SERVICES:** We understand that the property is connected to mains electricity, mains water and mains drainage.
- COUNCIL TAX:** We are informed as follows:-
Council Tax Band "A" for the Chalet. The Main Residence was formerly Band "F" (the Main Residence is currently a holiday let, so business rates are applicable).
- FIXTURES & FITTINGS:** Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
- WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
- TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.
- VIEWING:** **Only by prior appointment with the Sole Selling Agents – PROFILE HOMES**
Tel: 01550 777790, Email: contact@profilehomes.com

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**
PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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