



Hen Bentre, Felin Road, Aberporth, Cardigan SA43 2ER

Offers in the region of £475,000

A Wow Factor Coastal Property
Short Walk From The Beach
First Class Accommodation
Professionally Designed Garden
Gated Driveway & Garage

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DD/DT/63607/030920

DESCRIPTION

This property has the Wow Factor! Situated just a short walk up from the beach at Aberporth and set within its own large plot with professionally designed and landscaped gardens, a detached 4/5 bedroom family home presented and modernised to the highest standards.

The accommodation is of an upside down layout with 4 bedrooms and 3 bathrooms (2 en-suites) on the first floor and the lounge, kitchen/diner, utility and 5th bedroom/games room along with downstairs cloakroom on the ground floor. A particular mention must be made to the quality of the materials and high level of finish the accommodation boasts, which is clearly visible from the custom made oak kitchen, oak flooring, stone tiled bathrooms etc. The same high attention to detail continues outside through the garden which has been completely redesigned with a flowing board walk through low maintenance coastal planting and seating areas with wood fired hot tub and pizza oven, leading to a beautiful wildlife pond. There is plenty of parking with a private driveway and detached garage. Needless to say this is a unique and simply stunning property which must be seen!

EER - C 75

SITUATION

The property is situated in the seaside village of Aberporth that provides a range of facilities and amenities with cafes, pubs, eating establishments, primary school and basic leisure facilities, but is best known for its glorious sandy beaches. From the village, there is a regular bus service to the West Wales market town of Cardigan about 7 miles away which offers a wider range of

educational, recreational and shopping amenities. Heading further north are the towns of Aberaeron and the University town of Aberystwyth.

ACCOMMODATION

Double glazed front door with frosted side screen opens into:

ENTRANCE HALL

Oak wooden flooring, oak stairs down to lower floor, built-in airing cupboard with hot water cylinder and shelving, access to loft space, doors to:

BEDROOM ONE (MASTER)

13'4 x 11'4 (4.06m x 3.45m)
Double glazed window to rear overlooking the landscaped garden. Oak flooring, radiator, 2 built-in wardrobes, door to:

EN-SUITE SHOWER

10'3 x 3'11 (3.12m x 1.19m)
Suite comprising of a shower cubicle with overhead shower unit fed from boiler, WC, wash hand basin set in vanity storage unit, stone tiled flooring, stone part tiled walls, recessed LED ceiling lights, heated towel radiator, double glazed window to side.

BEDROOM TWO

12'8 x 11'7 (3.86m x 3.53m)
Oak flooring, custom made storage unit with pull down double bed, radiator, double glazed window to front, door to:

EN-SUITE SHOWER

10'4 x 4'10 (3.15m x 1.47m)
Suite comprising of a corner shower cubicle with overhead shower unit, WC, fitted storage cupboards with worktop and sink unit, part tiled walls, tiled floor, radiator, double glazed window to front.

BEDROOM THREE

15'2 x 13'11 (4.62m x 4.24m)
Two double glazed windows to rear overlooking the landscaped garden. Pedestal wash hand basin, radiator.

BEDROOM FOUR

9'10 x 9'6 (3.00m x 2.90m)
Oak flooring, double glazed window to front, radiator.

FAMILY BATHROOM

9'2 x 8'11 (2.79m x 2.72m)
Suite comprising of a double ended bath with mixer waterfall tap over, corner shower cubicle with overhead shower unit, WC, wall hung wash hand basin, tiled stone flooring, part tiled stone walls, heated towel radiator. Frosted double glazed window to rear.

GROUND FLOOR

HALLWAY

Oak flooring, understairs storage cupboard, double glazed external door to rear garden with double glazed side screen. Doors to:

LOUNGE

20'8 x 12'10 (6.30m x 3.91m)
Oak flooring, fireplace housing wood burning stove, double glazed window and double glazed sliding patio doors to rear garden.

KITCHEN / DINER

16'8 x 9'10 (5.08m x 3.00m)
Fitted with a custom made high quality range of oak wall and base storage cupboards with oak worktops over, display cabinets, plate rack, double porcelain Belfast sink. Oil fired Rayburn providing cooking facilities with 2 ovens plus serves the central heating system and hot water. Tiled slate floor, space for dining table and chairs. Double glazed window and double glazed external door to rear garden. Recessed LED spotlights, door to:

UTILITY

13'8 x 7'1 (4.17m x 2.16m)
Matching oak storage units with oak worktop over, stainless steel sink, plumbing for dishwasher and washing machine, fitted oak dresser with shelving, slate tiled floor, built-in pantry, double glazed window to side, space for dryer, glazed door opens back to the ground floor hall.

GAMES ROOM / FIFTH BEDROOM

20'1 x 11'7 (6.12m x 3.53m)
Oak flooring, double glazed
window to side, door to:

CLOAKROOM

6'10 x 3'10 (2.08m x 1.17m)
Suite comprising of WC, wash
hand basin, part tiled walls.

EXTERNALLY

A gated brick paved driveway leads down the side of the house to a large gravelled parking area. The front garden forms part of the professionally designed and landscaped grounds with a coastal theme and planting. To the rear of the house the wonderful and impressive gardens continue with a board walk leading through coastal planting and past areas of seating with an **OUTSIDE PIZZA OVEN**, a **WOOD FIRED HOT TUB**, various places to sit and relax/entertain etc. The boarded walk continues around the back of the **GARAGE** and to the far side which opens up to a large area with a **WILDLIFE POND** and sun deck. The garden is lovely and secluded with mature trees bordering allowing the occupiers of the property to enjoy a numerous areas to relax or entertain.

DETACHED GARAGE

14'7 x 13'1 (4.45m x 3.99m)
Up and over door and pedestrian door to front, power and lighting connected, double glazed window to side, recessed storage area. Opening to:

WORKSPACE

10'4 x 6'4 (3.15m x 1.93m)
Could be an ideal home office or art/music room with double glazed window to rear.

SERVICES

We are advised mains water, electric and drainage are connected with oil fired central heating. The ground floor accommodation enjoys under floor heating. The property has CCTV & alarm system.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Cardigan head north on the main A487 coast road and turn off at the mini roundabout signposted to Aberporth. Follow the road and signs to the village and in Aberporth proceed down the hill passing the school and go around the bend by the beach car park and half way up the other side turn right onto Felin Road. The property is the last property seen on the right hand side as identified by our John Francis For Sale board. Viewing is strictly by appointment only.

