



High Gables, Felin Road, Cardigan, SA43

2ER



CARDIGAN  
BAY  
PROPERTIES

EST 2021





# High Gables, Felin Road, Aberporth, SA43 2ER

Offers in the region of £480,000

- Detached House
- Potential annex
- Off road parking
- Sea views from garden and master bedroom
- Lots of space and light
- 5 bedrooms
- Beautifully modernised
- 200 yards to the beaches in Aberporth
- Popular Aberporth village
- EPC rating : D

## About The Property

A beautifully modernized 5-bedroom detached coastal home, situated within the heart of the popular seaside village of Aberporth, approx 200 yards from the two sandy beaches. A versatile home with annex potential, ample off-road parking to the front and a landscaped garden to the rear designed to maximize the sea views. The village of Aberporth benefits from many amenities such as a village shop, post office, pharmacy, pub, cafe, Indian takeaway, chip shop, primary school, nursery, and so much more, and the nearby coastal path is a short walk away giving access to the spectacular Ceredigion Coastal Path in Cardigan Bay, west Wales.

Access into the property is via steps up through the glazed door and into the entrance hall. The entrance hall has solid oak flooring, stylish partly wood-panelled walls, and doors accessing the spacious lounge, kitchen/dining area, bedroom 5/snug room, w/c, and the staircase to the first floor; The lounge is a light and spacious room that runs the length of the home, it benefits from a multi-fuel stove with a slate hearth and ornate cast surround and mantel, solid oak flooring, large windows to the front and back of the room. The hallway also leads you to bedroom five/snug this is a versatile room located at the front of the home with a window overlooking the driveway and could be used as a bedroom, or adapted to your needs, there is also a separate w/c located off the hallway, you step down into the room which has a w/c, wash hand basin partly tiled walls, an electric towel radiator, and a feature circular window. The heart of the home is the open-plan kitchen/diner/sun lounge. The modern kitchen benefits from the modern fitted base and wall units with worktop over, tiled flooring, an induction hob, an electric eye-level cooker, a one-and-a-half sink and drainer, an integral dishwasher, an American style fridge freezer, this area is designed to maximize the light.



Details Continued:

Accessed off the kitchen is the dining area or sunroom, this room has a breakfast bar overlooking the kitchen, French doors accessing the rear patio with windows across the rear wall giving you views over the rear garden. Also accessed from the kitchen area is the utility or potential annex room. The utility has a range of wall and base units, a sink with a drainer, partly tiled walls, a washing machine, space for a tumble dryer, the oil boiler, a door accessing the rear

garden, and doors to bedroom four, and a door to the shower room, bedroom four is a double, with a window to the fore. The shower room benefits from a w/c, a wash hand basin, an electric shower with enclosure, and an obscure window to the rear.

First floor:

The light and spacious landing on the first floor gives access to three bedrooms, the family bathroom, and a walk-in storage room. It also has partly wooden panelled walls and a window to the fore.

Bedroom one is the master double bedroom with stunning sea views and an en-suite, there are 2 windows in this bedroom, one to the side (sea views) and one to the front. The en-suite is of a modern design and has a wash hand basin with vanity units a corner shower, w/c and a Velux window to the rear. The family bathroom has tiled flooring, party-tiled walls, a bath with shower over, w/c and a wash hand basin with vanity unit, and an obscure window to the rear, the walk-in storage room is located at the rear of the home and could be easily adapted to become a walk-in wardrobe. Bedroom three is a large single with a window to the rear and bedroom two is a spacious double with windows to the side and rear and the wardrobes are included.

#### Externally:

You approach this home via a private driveway to the front of the property where there is parking for up to 4 cars. There is a lawn to the side, and gated pathways to either side of the home to access the rear garden. The landscaped, enclosed rear garden is terraced with a paved patio area close to the house, then sweeping steps up to the top of the garden where the summer house is

located. There are different seating areas to take in the sea views, a lawn area, and wooden sheds, the oil tank is hidden by a wooden enclosure, the terrace also has a section for flowers and shrubs with slate chippings, enabling this to be a low maintenance garden while still remaining an inviting, manicured garden.

This is a stunning property, in a beautiful coastal village. Viewing is highly recommended to appreciate all this home has to offer.

Hallway

12'4" x 9'7" (max I shape)

Lounge

23'5" x 11'10"

Bedroom 5/Snug

14'3" x 7'9"

W/C

6'0" x 4'0" (max I shape)

Kitchen area

17'7" x 8'7"

Dining/Sun Room

14'2" x 10'2"

Utility room

18'7" x 6'11"

Bedroom 4

13'5" x 6'11"





Shower Room

7'6" x 3'4"

Landing

15'3" x 5'11"

Master Bedroom 1

12'1" x 11'3"

En-suite

6'5" x 5'2"

Family Bathroom

8'1" x 7'0"

Walk-in Store Room

3'11" x 3'8"

Bedroom 3

12'0" x 7'0"

Bedroom 2

12'1" x 11'11"

**IMPORTANT INFORMATION:**

**VIEWINGS:** By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

**TAX BAND:** F, Ceredigion County Council

**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 in these details have not been tested.

**SERVICES:** We have not tested any services to this property.

**VIEWING INFORMATION:** The driveway entrance is sloping.

TR/TR/09/23/TR/OK





HIGH GABLES











#### **DIRECTIONS:**

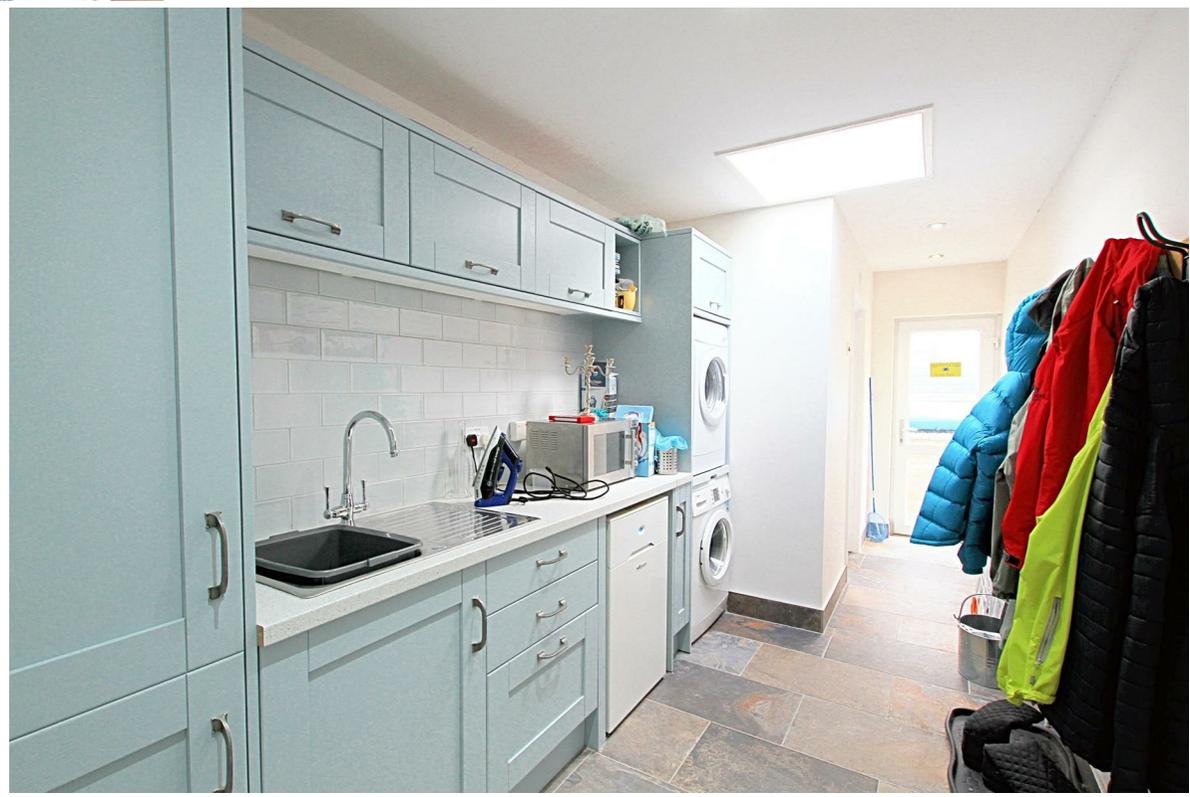
From Cardigan, proceed up the main A487 coast road and travel through the villages of Penparc, Blaenannerch and Blaenporth.

Turn left just before Tanygroes by the Gogeddan Arms and signposted for Aberporth. As you come down into the village pass the turning for Tresaith and continue to the mini roundabout turn left, continue past the village hall, and then take the first left onto Felin Road, the property is the 3rd house on the left set back from the road.

#### **INFORMATION ABOUT THE AREA:**

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

High Gabels



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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