



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Morfan, Felin Road, Cardigan, SA43 2ER

Offers in the region of £450,000





# Morfan, Felin Road, Aberporth, SA43 2ER

- Detached dorma bungalow
- Set in 0.65 of an acre
- 4 Bedrooms
- Mature gardens
- Within walking distance to all village amenities
- 150 yards to the beaches in Aberporth
- Popular Aberporth village
- Off road parking and attached garage
- Additional garage and conservatory in garden
- EPC rating : D

## About The Property

This delightful 4-bedroom detached house is a coastal gem just a leisurely stroll away from Aberporth Beach. Set on a generous 0.65-acre plot, this property boasts mature gardens and off-road parking for up to 2 vehicles. The village of Aberporth benefits from many amenities such as a village shop, post office, pharmacy, pub, cafe, Indian and Chinese 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.

Upon entering via the glazed porch area, you are greeted by an inviting entrance hall that leads you to a spacious dining room, perfect for entertaining guests. The dining room features double doors that open up to a cosy lounge, creating a seamless flow throughout the ground floor. An archway from the dining room leads to a sunroom, offering picturesque views of the rear gardens and direct access to the decking area.

The kitchen is equipped with a range of wall and base units, complemented by a double drain sink overlooking the lush gardens below. a free-standing electric cooker, space for a fridge/freezer, and built-in shelving and cupboard. The ground floor also houses a modern family shower room and two well-appointed double bedrooms, providing ample space for family or guests.

Ascend the stairs in the hallway to the first-floor landing, where you'll find built-in cupboards and doors leading to two additional double bedrooms. These bedrooms feature Dorma windows that flood the rooms with natural light, both the bedrooms also provide convenient undereave storage.

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Continued:

Externally this home is accessed off Ffordd Felin Road onto a private driveway with parking for one or 2 cars and there is also an attached single garage, and a pathway that leads you to the front porch, and a lawn area with a range of shrubs completing the front garden, there is access to either side of the bungalow with additional storage located under the property that currently houses the washing machine and tumble dryer as well as a freezer, the headspace is a bit restricted but is a very useful space

for storage etc.

Externally the main part of the garden is lawn, with a range of mature trees and shrubs around the grounds, there is a vegetable patch, a wooden garden shed and an additional garage, which would make a nice workshop or garden shed, there is also a conservatory attached to the garage which overlooks your grounds to take advantage of admiring the garden in any weather, there is a small decked area to the side of the garden, but the main decking is

attached to the rear of the home, a wonderful place to enjoy al-fresco dining, while listening to the sounds of the sea and views down to the bottom of the gardens.

This property is a rare find, offering a perfect blend of coastal living, generous outdoor space, and comfortable interiors. Don't miss the opportunity to make this coastal property your new home in Aberporth.

Porch

11'0" x 2'2"

Hallway

14'2" x 8'7" (I shape max)

Dining Room

12'11" x 10'8"

Lounge

13'10" x 12'7" (into bay)

Sunroom

9'7" x 6'5"

Kitchen

13'4" x 9'1"

Bedroom 1

13'4" x 11'4" (into bay)

Bedroom 2

10'9" x 10'9"

Shower Room

7'3" x 6'7"

Landing

5'11" x 3'11"

Bedroom 3

12'11" x 11'6"

Bedroom 4

12'11" x 12'3"

Storage Room

13'8" x 9'2"

Attached Garage

Detached Garage/Workshop

Conservatory

12'2" x 6'4"

Wooden Garden Shed

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S)

THAT THIS PROPERTY BENEFITS FROM THE

FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County

Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard \*\*

4G \*\*\* - Mobile Internet. - PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://>





// checker . ofcom . org . uk)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/10/24/OK/TR















#### **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 2nd house on the right 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.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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