



64 GER Y LLAN

Ffordd Portbach | Llanon | SY23 5JB



HOMES
— OF WALES —

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This newly renovated 2 bedroom bungalow is ideal for couples or small families of all age groups seeking a comfortable accommodation within a popular commuter village of Penrhyncoch which offers a comprehensive range of everyday amenities and one of the largest employers in the area available at ibers, Gogerddan. The university town and seaside resort of Aberystwyth lies some 4 miles distance and offers excellent social, educational and shopping facilities with public transport to all parts. The property was built in c.1990 by a reputable local builder of traditional brick and block cavity wall construction. The external elevations are mainly rendered and painted. Windows are of Upvc double glazed casements. This has been built as a low maintenance property.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

















About Homes of Wales



Homes of Wales, a proud member of the Nigel Salmon Group of Real Estate Agencies, including Fine and Country West Wales, is dedicated to offering the finest countryside, luxury, and unique properties in Ceredigion, Pembrokeshire, and throughout West Wales. Our coverage includes key locations such as Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay, and the surrounding villages and areas.

Our team at Homes of Wales brings extensive regional knowledge and exceptional service to both buyers and sellers. With a profound understanding of local markets, we provide accurate, up-to-date advice on trends and opportunities within the West Wales property market.

West Wales is renowned for its tranquil, rural, and unspoiled beauty, offering a peaceful escape with low crime rates, pristine beaches, and strong family values. We present a diverse range of properties, including country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Homes of Wales, we specialize in the luxury property market across Ceredigion. Our mission is to achieve the best results for our clients, whether they are buying or selling.

For sellers, we offer tailored strategies and free marketing advice to help you secure the best price for your home. Our Re-Launch Strategy is designed for properties that have been on or off the market for an extended period, ensuring maximum exposure and results, all handled with complete confidentiality. We are passionate about helping you find your dream home or achieve the highest value for your property. Contact us today to begin your journey with Homes of Wales. We look forward to hearing from you. For any inquiries, please reach out to our office at 01974 299055 or hello@homesofwales.com.

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