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**Fern Lodge, 5 Swn Yr Efail, Pennant, Llanon, Ceredigion, SY23 5AJ**

**Asking Price £507,500**

**\*\*\*Stunning 6 Bedroom, 4 Bathroomed Dormer Bungalow\*\*\***

A substantial luxuriously appointed detached dormer bungalow, offering superbly presented accommodation suitable for multi generational use, in an attractive semi rural location with views over open fields and close to the destination harbour town of Aberaeron, on the West Wales heritage coast line.

This imposing property really needs to be viewed to be fully appreciated.

## Location



Attractively positioned on the edge of the popular rural community of Pennant, being within a short driving distance of the destination town of Aberaeron on the West Wales heritage coastline. Aberaeron is renowned for its colourful houses, around a pretty harbour, with its many destination bars, restaurants, hotels and shops.

Aberaeron is also an important employment centre, with the Penmorfa Council Offices together with the local health centre. The property is also within a convenient driving distance of the larger town of Aberystwyth to the North, home to Aberystwyth University, with many national retailers including Marks & Spencer, Next, Morrisons, Tesco etc.

## Description



The property comprises a substantial detached dormer style bungalow, completed we understand in 2012, offering commodious accommodation, being ideal for multi generational use, if required or even bed and breakfast. The property is finished to a high standard, with the benefit of Air source underfloor heating to ground floor, with radiators to first floor, having a recently installed solar pv panel array, with battery storage and integral car charger point. The property provides the following accommodation.

## Entrance Hall/Dining Area

25'4 x 14'9 (7.72m x 4.50m )



This property is approached by a front door to an impressive hall.

This has an open vaulted ceiling with a central bridge adjoining the upstairs bedrooms and is one of the main features of the property with doors leading to ground floor rooms and the rear sun lounge. This area has attractive flooring and with a contemporary style staircase leading to the first floor.

## Living Room

20'11 x 16'4 (6.38m x 4.98m )



Having a large front window and feature fireplace, with a limestone surround and a woodburning stove inset, set on a slate hearth.

### Kitchen

13'5 x 12'5 (4.09m x 3.78m )



Accessed via double doors from the feature hallway with extensive, good quality kitchen units and granite worktops, having central island with Neff LPG 5-ring hob and integrated spice drawer and further storage cupboards.

There are extensive kitchen units set around the kitchen area incorporating a circular washbasin, integrated dishwasher and fridge-freezer, fitted Neff side by side oven and integrated microwave. Spotlighting, tiled floor and two large corner pantry cupboards.

### Utility Room

9'9 x 8 (2.97m x 2.44m )

Tiled floor, fitted units incorporating single draining sink unit, space for automatic washing machine, door to garage, rear entrance door.

### Ground Floor Master Bedroom

12 x 10'9 (3.66m x 3.28m )



Recessed dressing area and door to en-suite shower room including bath with shower over, WC with wash handbasin, heated towel rail, fully tiled walls.

### Rear Bedroom 2

13'9 x 9'10 (4.19m x 3.00m )

Rear window.

### Front Bedroom 3

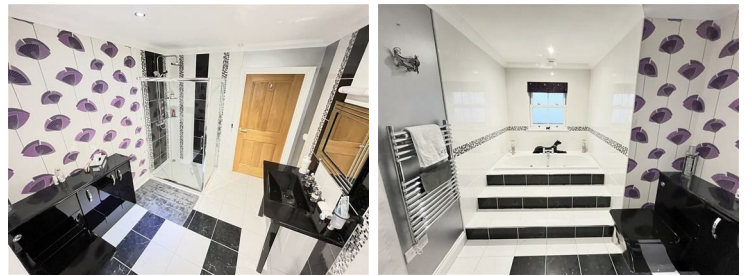
13'4 x 12'9 (4.06m x 3.89m )



Front window.

### Feature Ground Floor Bathroom

15 x 8 (4.57m x 2.44m)



Luxuriously fitted with a striking black and white theme, having steps leading up to a sunken spa bath. Feature black wash handbasin with mirror over, feature black WC with enclosed cistern, separate double shower cubicle with full body jets and heated towel rail.

### Landing



Featured gallery landing via the bridge connecting the bedrooms, with automatic Velux roof windows.

### Master Bedroom Suite

17'5 x 13 (5.31m x 3.96m)



Front Dormer window, rear Velux window and radiator. Door to dressing room with built-in wardrobes and front Velux roof window. Feature ensuite bathroom with bath, shower with body jets, vanity unit with WC, wash handbasin, heated towel rail and radiator.

### Spacious Study Landing



Storage cupboards off and leading to spacious airing cupboard with pressurized water cylinders.

### Rear Bedroom 5

13'9 x 14'6 (4.19m x 4.42m)



Side Velux window, rear window and radiator.

### Front Bedroom 6

14'7 x 16'4 (4.45m x 4.98m)



Front window, side Velux window and radiator.

### Main Bathroom



Bath having shower unit over with body jets, built-in wash handbasin and WC, heated towel rail.

### External



The property is approached via a tarmac driveway with parking for several vehicles leading to integral garage (17' x 9') with electrically operated roller shutter door. This also houses the inverters and control equipment for the solar panels, together with the batteries and electric car charging point. The property has a feature rear sun lounge with fully glazed, sliding doors and paved patio area to provide those lovely alfresco evenings. To the rear of the property is a log

cabin-style summer house with power connected, together with side storage area, rear lawned gardens with attractive water feature and backing onto a babbling brook and overlooking open fields. In all, a pleasant semi-rural location.

### **Services**

We are informed that the property is connected to mains water, mains electricity, mains drainage, air source heating, fibre broadband connected. Solar panels have been fitted with a 7.5 Watt battery storage system

### **Directions**

From Aberaeron take the A487 North, just after passing through Aberarth turn right on to the B4557 roadway, continue to the village of Pennant, cross the square and the property is on the left hand side.

### **Council Tax**

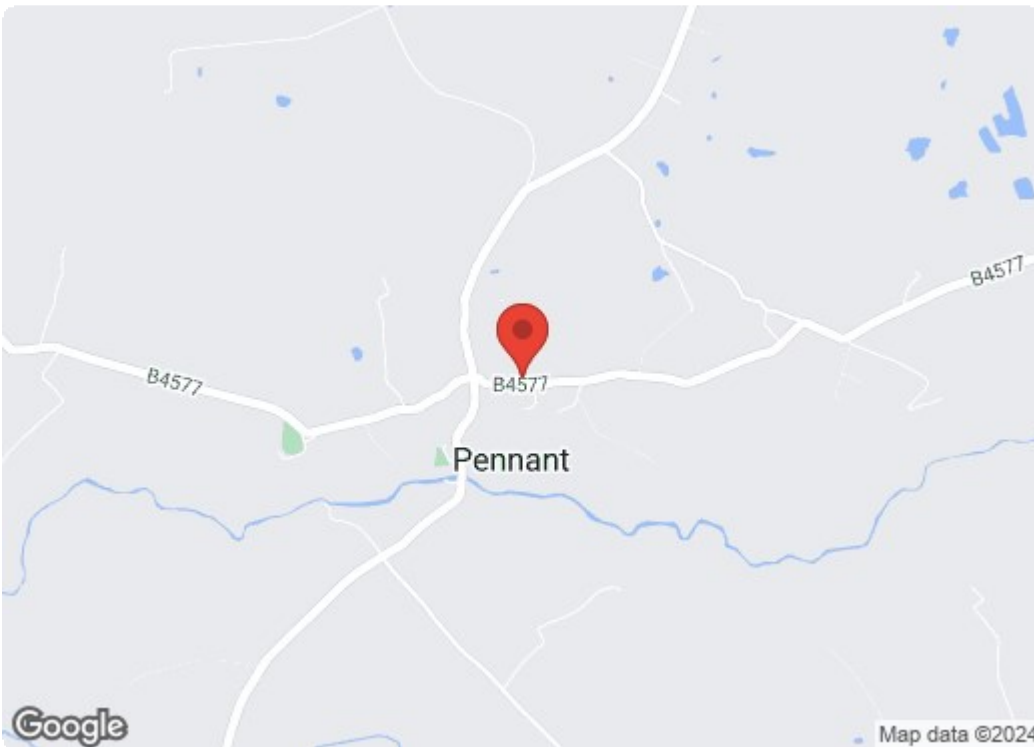
Band F, charge £2776.58 2023-2024.

## Fern Lodge



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
		77	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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