



5 Swn Yr Efail, Pennant
Llanon Ceredigion SY23 5AJ
Guide price £450,000



For Sale by Private Treaty

A very well presented and commodious 5/6 Bedroomed dormer bungalow with attached garage and pleasant garden conveniently situated near the Cardigan Bay Coast known as

5 Swn Yr Efail
Pennant
Llanon
Ceredigion
SY23 5AJ

The pretty village of Pennant is located just 4 miles inland from the Georgian Harbour town of Aberaeron which provides for a good range of amenities to include both Primary and Secondary schools. Aberystwyth is 14 miles to the North and Lampeter 12 further miles inland.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Air source heating with under floor heating to ground floor. Double glazed. Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

COUNCIL TAX

Band F

VIEWING

Strictly by appointment with the joint selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

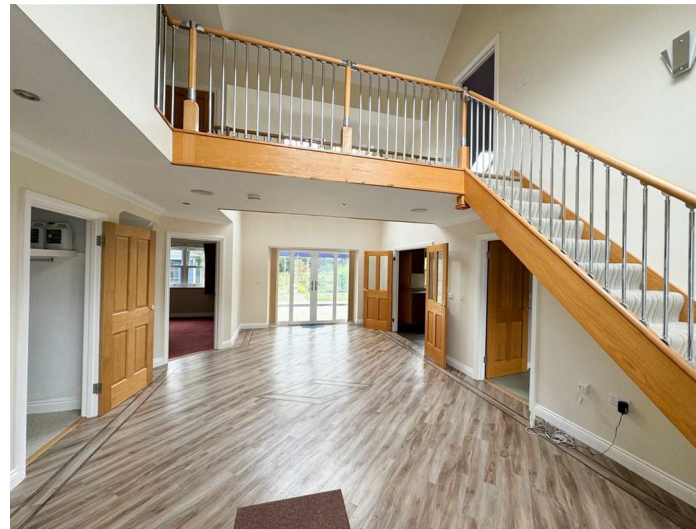
5 Swn Yr Efail provide for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

Front entrance door to

RECEPTION HALLWAY/ DINING HALL

25'5 x 14'9 max (7.75m x 4.50m max)



High vaulted ceilings with four automatic solar Velux windows, staircase leading to a galleried bridge landing on the first floor.

LOUNGE

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



A spacious room with a fireplace featuring a limestone surround, slate hearth, and log-burning stove set in a stonework chimney breast. Windows to fore and side.

MAIN BATHROOM

15'0 x 8'1 (4.57m x 2.46m)



Comprising a black ROC washbasin with console legs, mirror, shaver light and point, black WC with concealed cistern and side cupboards. Large corner shower cubicle with body jets, steps to jacuzzi bath with telephone handset shower unit. Fully tiled, heated towel rail, and obscured window to the side.

BEDROOM 5

17'8 x 10'9 (5.38m x 3.28m)



Window to rear.

EN SUITE BATHROOM

7'1 x 5'9 (2.16m x 1.75m)



Fully tiled, WC, bath with shower over with body jets and shower screen, vanity unit with cupboards under, mirror over with shaver light and point, heated towel rail.

BEDROOM 6/ SITTING ROOM

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



Window to rear.

BEDROOM 4/ STUDY

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



Window to rear.

KITCHEN/ BREAKFAST ROOM

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



Glazed double oak doors. Solid oak fitted base and wall units with granite countertops, sink unit, integrated Neff appliances including a single oven, microwave, warming drawer, fridge freezer, and dishwasher. Central island unit with cupboards underneath and breakfast bar, featuring an in-set LPG gas hob with cooker hood above and 2 built-in corner larder cupboards. Karndean flooring. Door to



MODERN CONSERVATORY

12'7 x 11'6 (3.84m x 3.51m)



Fully glazed. Sliding door, electric heater and paved floor.

UTILITY ROOM

9'9 x 8'0 (2.97m x 2.44m)



Karndean floor. Fitted base and wall cupboards with Formica working surfaces, single drainer sink unit, appliance space with plumbing for automatic washing machine, part tiled walls. Door to

INTEGRAL GARAGE

16'10 x 9'8 (5.13m x 2.95m)

Electric remote roller shutter door.

FIRST FLOOR

LANDING

22'6 x 12'2 (6.86m x 3.71m)



Oak and chrome ballast rail, built in airing cupboard and other built in storage cupboards.

MASTER BEDROOM

17'6 x 13'7 (5.33m x 4.14m)



Radiator, dormer window to fore. Door to



DRESSING ROOM

15'9 x 9'8 (4.80m x 2.95m)



Built in wardrobes with en-suite shower room, tiled floor, fitted cupboards with in set wash hand basin

with mirror over, shaver light and point, WC. Large walk-in shower with body jets, radiator, heated towel rail. Part tiled walls.



FAMILY BATHROOM

8'8 x 7'0 (2.64m x 2.13m)



Tiled floor and part tiled walls, fitted cupboards with vanity unit and in set wash hand basin with mirror over, shaver light and point. P shaped bath with shower over, body jets and shower screen, WC and heated towel rail.

BEDROOM 2

16'3 x 14'7 (4.95m x 4.45m)



Radiator, window to fore.

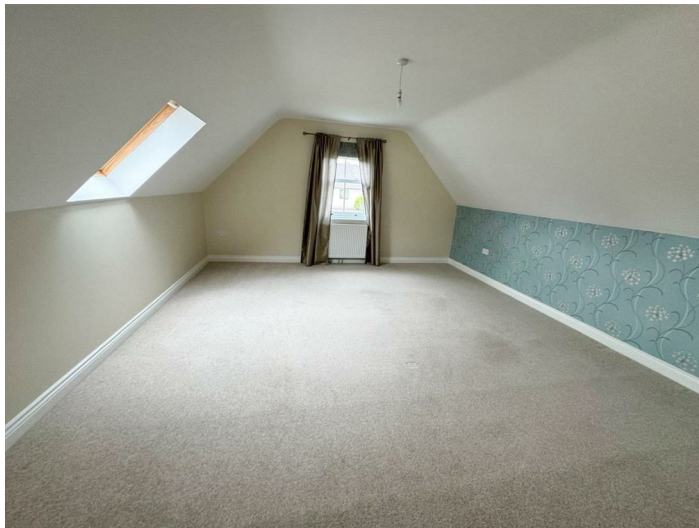


BEDROOM 3

14'6 x 13'8 (4.42m x 4.17m)



Radiator, window to rear.



EXTERNALLY



To the fore of the property, there is a multi-vehicle hardstanding tarmac driveway. Lawned front garden with shrubs and flower borders. Path surrounds the residence and to rear garden with brick paved meandering pathways. Shrubbery area with bushes and flowers.



LOG CABIN

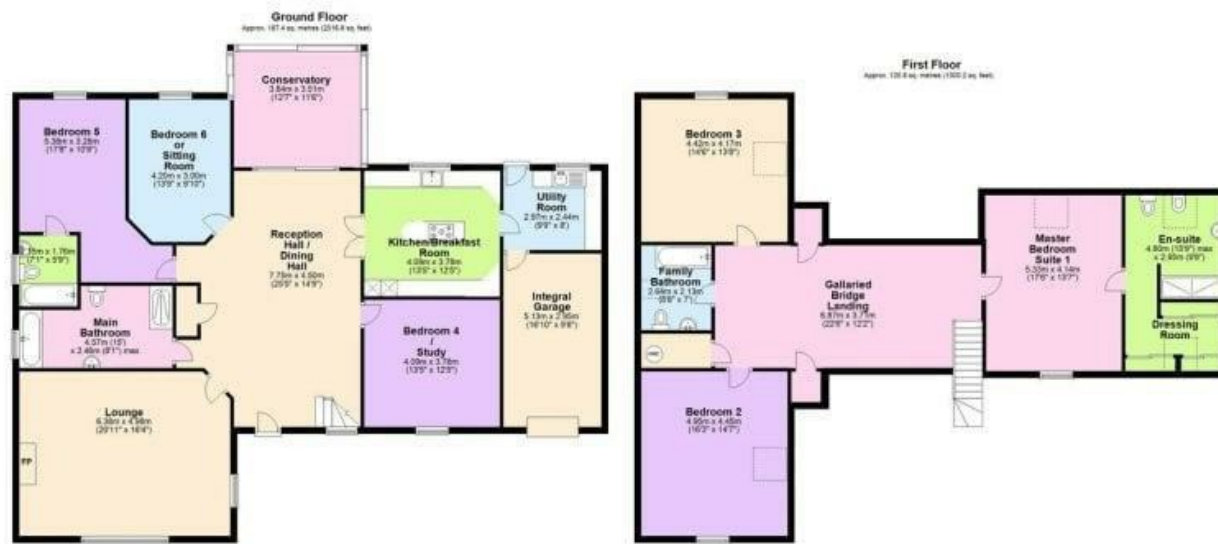


Electricity connection and heating. Outside lighting.

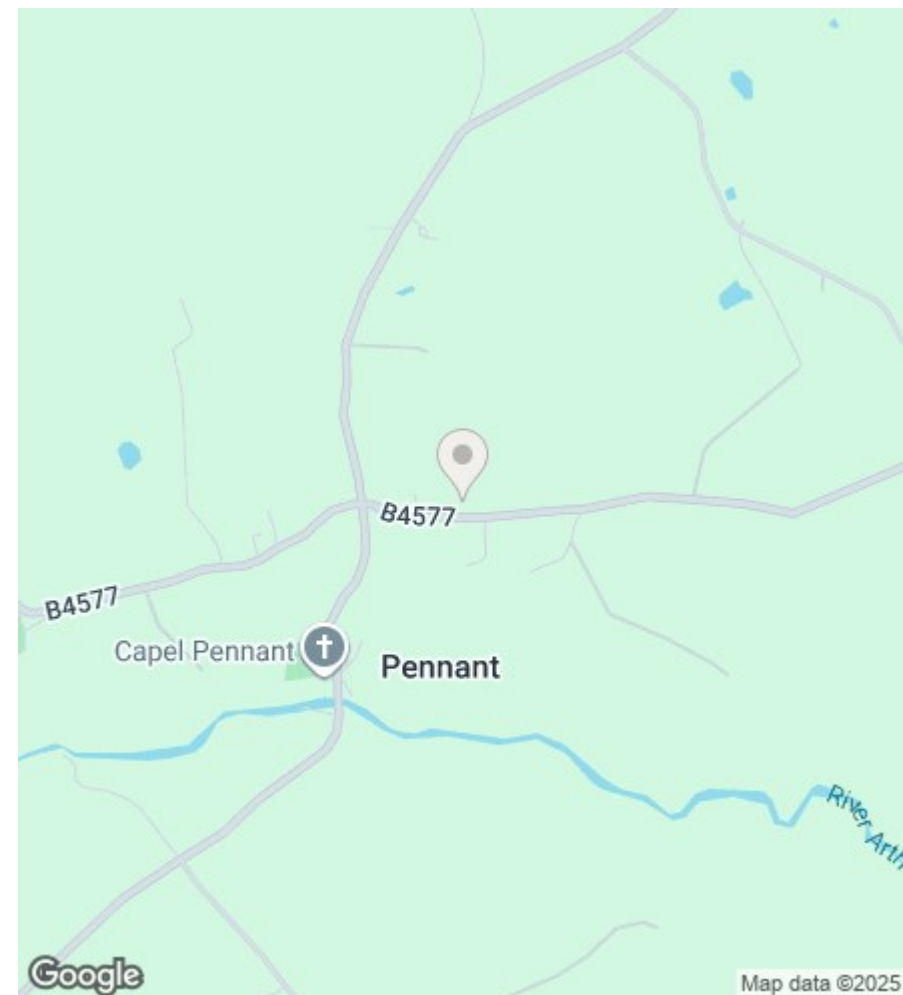
DIRECTIONS

(What3Words: glows.fatherly.skinning)

From Aberystwyth take the A487 coast road South to Llanon. On the Southern edge of the village turn left and proceed ignoring all turning to Pennant. At the crossroads turn left and 5 Swn Yr Efail is on your left hand side a short distance up the lane.



Total area: approx. 308.2 sq. metres (3316.9 sq. feet)
The floor plans are for guidance only. Please consult with the agent.
 Fern Lodge, 5 Swn Yr Efail, Pennant



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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