



2 Hilltop Way, Parcllyn, SA43 2DS

**Offers Over £559,995**

A beautifully presented Four/Five Bedroom Detached House situated in a commanding position in the village of Parcllyn, over looking Cardigan Bay offering spectacular, far reaching sea views over the blue flag beach of Aberporth and Cardigan Bay. The accommodation has been recently updated and modernised and briefly comprises; Porch, Hallway, Downstairs Shower Room with W.C. Living Room, Study/Bedroom Five, Sitting Room with spectacular sea views out the patio doors, Dining Room again with sea views, Spectacular Kitchen, Utility and Conservatory On the first floor; Landing with storage cupboard, Four Bedrooms, Modern Shower Room and Separate W.C. Externally there is Parking, Double Garage and Carport, Rear Garden with spectacular views over Cardigan Bay.

### Situation

The village of Parcllyn is located 6.7 miles north of Cardigan and only 1.1 miles away from the sea side village of Aberporth. Aberporth boasts two sandy beaches, one of which is open to dogs all year round. Rock pools are exposed at low tides and the famous bottle nose dolphins of Cardigan Bay are frequent visitors to this picturesque bay. The Ceredigion Coastal Path runs through Aberporth making this a popular venue with walkers. Aberporth benefits from; a primary and two nursery schools, several beach cafes, a pub and restaurants/takeaways, chemist & post office and village shop.

Hardwood entrance door to:-

### Vestibule

Glazed door to:-

### Hall



Stairs rising off, radiator, dado rail, doors off to:-

### Living Room



Triple aspect Upvc double glazed windows, feature fireplace with inset coal effect gas fire, decorative cast backing and wooden surround, radiator, picture rail.

### Shower Room



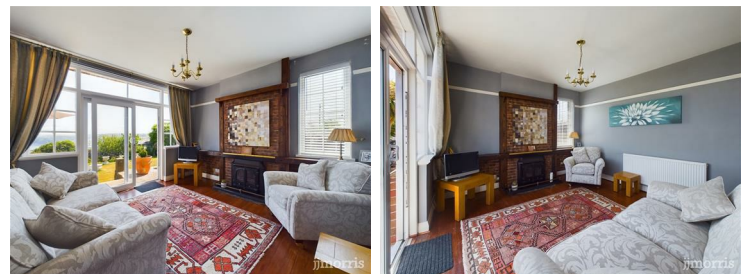
Low flush WC, vanity unit, enclosed shower with rainfall shower head, Upvc double glazed window, wood effect flooring, half tiled walls, spotlights.

### Study



Upvc double glazed window to side, radiator, picture rail.

### Sitting Room



Upvc double glazed sliding patio doors to rear, exposed floor boards, wood burning stove, Upvc double glazed window to the side, radiator.

## Dining Room



Upvc double glazed window to the rear, sea views, radiator, fitted cabinets with worktop surfaces. Arch to:-

## Kitchen



Modern and stylish kitchen with a range of base cabinets with Dekton work surface and upstands, ceramic hob and extractor fan over, double oven, built-in microwave and oven, vertical radiator.

## Utility Room



Range of wall and base units with worktop surfaces, 1.5 bowl porcelain sink, void and plumbing for washing machine, 2 Upvc double glazed windows, composite door, radiator, spotlights, Worcester LPG boiler.

## Conservatory



Upvc double glazed window, French doors, tiled floor, vertical radiator.

## FIRST FLOOR

## Landing



Turned staircase.

## Bedroom One



Dual aspect Upvc double glazed windows to the front and side, radiator, vanity unit with basin, picture rail.

## Bedroom Two



Two large Upvc double glazed windows overlooking the garden with far reaching views out to sea. Vanity unit and basin, tiled splash back, radiator, glazed tiled fireplace, Upvc double window to the side.

### Bedroom Three



Upvc double glazed window to the front, radiator, wood effect flooring, picture rail.

### Bedroom Four



Upvc double glazed window to the side, radiator, wall mounted sink with tiled splashback, built-in wardrobe.

### Bathroom



Large wall-in shower with rainfall shower head, panel bath, pedestal hand wash basin, spotlights, extractor fan, frosted double glazed window, wood effect flooring.

### Separate WC

Low flush WC, half tiled walls, Upvc double glazed window, spotlights.

### Externally



The property is approached via wrought iron gates opening up onto a good sized tarmac drive with shaled area, lawned garden and mature shrubs and bushes.

### Rear



Gates and paths on both sides lead to the large rear garden, again this is walled and mainly laid to lawn with patio areas, shrubs and flower borders with spectacular views over Cardigan Bay.

### Services, etc.

Services - Mains water, electricity and drainage. LPG central heating.

EPC Rating - F. Please note a new boiler has been installed since this EPC assessment.

Local Authority - Ceredigion County Council

Property Classification - Band F

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///leafing.sues.gangs

# Floor Plan

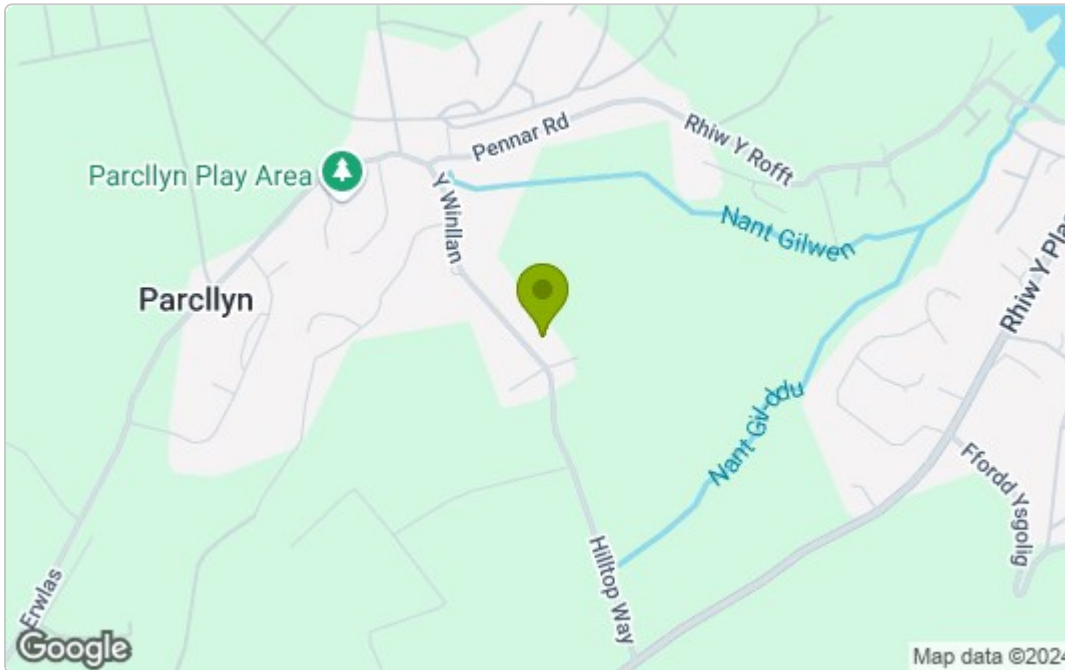


Floor 0 Building 1

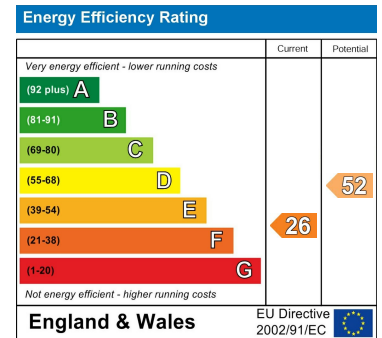


Floor 1 Building 1

# Area Map



# Energy Efficiency Graph



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