

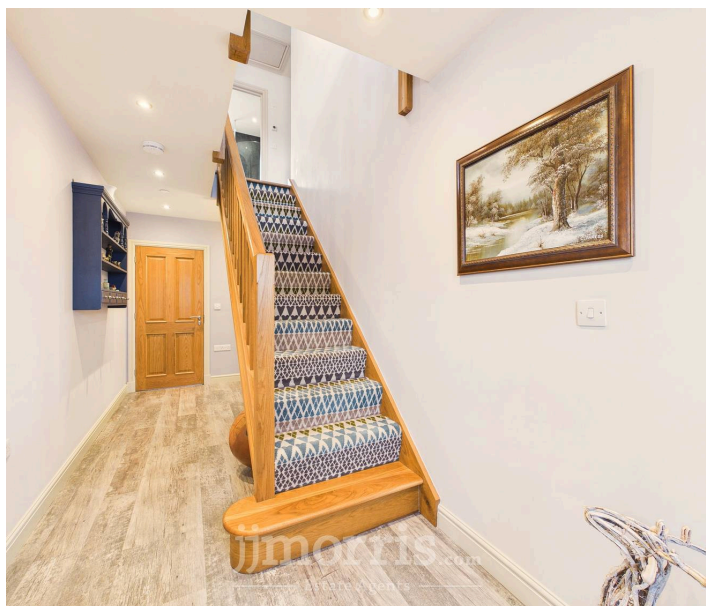


15 Cae Rwgan Aberbanc, Penrhiwllan – SA44 5NQ

£495,000 Freehold

A highly appointed, immaculate and stylish, property offering family size accommodation and enjoying beautiful countryside views to the rear. Situated within the rural village of Aberbanc, just 4 miles to the quaint market town of Newcastle Emlyn, the property is EPC rated A and benefits from underfloor heating throughout the ground floor, solar panels with battery charger and air source heat pump. The light and contemporary accommodation briefly comprises; on the ground floor, entrance hallway, living room opening into the sun room, offering a perfect place to sit and enjoy the beautiful countryside views, cloakroom, modern fitted kitchen with a range of wall and base units, Dekton work surfaces and integral Neff appliances. Fully fitted utility room with full height cupboards. Pocket sliding doors from the kitchen open to the dining room, leading onto the study.

Council Tax band: F. Tenure: Freehold



Description continued

On the first floor there is the master bedroom with en-suite, three further bedrooms and a four piece family bathroom. The loft has a pull-down ladder and is fully boarded with velux roof windows, providing an opportunity to provide further accommodation if required, etc.

Externally, the property is approached via electric gates opening onto a tarmac driveway, providing off-road parking for a number of vehicles and leading to the carport with electric car charging point also to include Tesla Powerwall providing solar panel battery backup. Also in this area are water harvesting tanks with electric pump. Paths at either side of the property lead to the rear garden showcasing a variety of flowers and shrubs with lawn and large patio areas, an ideal place to sit and relax and to enjoy views of the garden, or for outside dining and entertaining.

ACCOMMODATION COMPRISES:

Glazed composite door to:

Hall

Oak staircase to the first floor, uPVC double glazed window to the side, recessed lighting, underfloor heating, cabinet with Dekton worktop surface housing the under floor heating controls, oak doors to:-



Living Room

Dimensions: 7.34m x 4.32m (24'1" x 14'2"). Upvc double glazed window, French doors to the rear, underfloor heating with Karndean flooring, TV, computer and satellite point, pocket sliding doors to:

Garden/Sun Room

Dimensions: 5.16m x 3.38m (16'11" x 11'1"). Under floor heating with Karndean flooring, triple aspect Upvc windows with garden views, large Upvc double glazed doors, recess lighting.

WC

Dimensions: 2.39m x 1.93m (7'10" x 6'4"). Low flush wc with concealed cistern, Under floor heating with Karndean flooring, hand wash basin, extractor fan, uPVC double glazed window. This has the potential to be converted into a shower room

Modern Kitchen

Dimensions: 4.22m x 4.34m (13'10" x 14'3"). Beautifully appointed and well designed by the current owners with a range of wall and base units with a stylish Decton worktop over, instant hot water Quooker tap, two eye-level Neff ovens with slide and hide doors, dishwasher, induction hob with downdraught, concealed extractor fan, recessed lighting, plumbing and space for American fridge, under floor heating with Karndean flooring. Recessed and under unit lighting, uPVC double glazed window to the rear, door to utility and pocket sliding doors to:

Dining Room

Dimensions: 4.34m x 3.00m (14'3" x 9'10"). Under floor heating with Karndean flooring, uPVC double glazed





Dining Room

Dimensions: 4.34m x 3.00m (14'3" x 9'10"). Under floor heating with Karndean flooring, uPVC double glazed window, door to:

Study

Dimensions: 3.94m x 3.40m (12'11" x 11'2"). Upvc double glazed window, FTTP via BT presented in this room, under floor heating with Karndean flooring

Utility Room

Dimensions: 3.96m x 2.57m (13' x 8'5"). Base cabinets with sink and mixer tap, void and plumbing for washing machine, floor to ceiling cupboards, space for fridge/freezer, under floor heating with Karndean flooring, uPVC double glazed window, recessed lighting, uPVC door to rear.

FIRST FLOOR

Landing

uPVC double glazed window to the front, Karndean flooring, loft access with pull-down ladder which has been boarded and benefits from Velux windows. Doors to:

Master Bedroom

Dimensions: 4.32m x 4.24m (14'2" x 13'11"). Upvc double glazed window with countryside views, radiator, Karndean flooring. Door to:





Ensuite

Dimensions: 3.38m x 2.51m (11'1" x 8'3"). Walk-in Shower, WC with concealed cistern, hand wash basin with vanity drawers below, Velux window, extractor fan, recessed lighting, Aqua panel walls, heated towel rail and radiator.

Door to:

Airing Cupboard

Walk-in with heated towel rail, radiator, spotlights.

Bedroom Two

Dimensions: 4.32m x 3.00m (14'2" x 9'10"). Upvc double glazed window, radiator, Kandeian flooring.

Bedroom Three

Dimensions: 4.34m x 3.61m (14'3" x 11'10"). Upvc double glazed window, radiator, Kandeian flooring.

Bedroom Four

Dimensions: 3.76m x 3.35m (12'4" x 11'). Upvc double glazed window with countryside views, radiator, Kandeian flooring

Family Bathroom

Dimensions: 2.92m x 2.13m (9'7" x 7'). A four piece suite with oval bath, walk-in shower with curved screen, handwash basin with vanity drawers below, WC with concealed cistern, heated towel rail, aqua panel walls, extractor fan, uPVC double glazed window.





Insulated Cabin

Dimensions: 4.83m x 2.18m (15'10 x 7'2). Insulated cabin with external cladding, with double doors and two windows to the front. Light and power connected. Useful garden store/shed to the side. External mains water tap.

Services, etc.

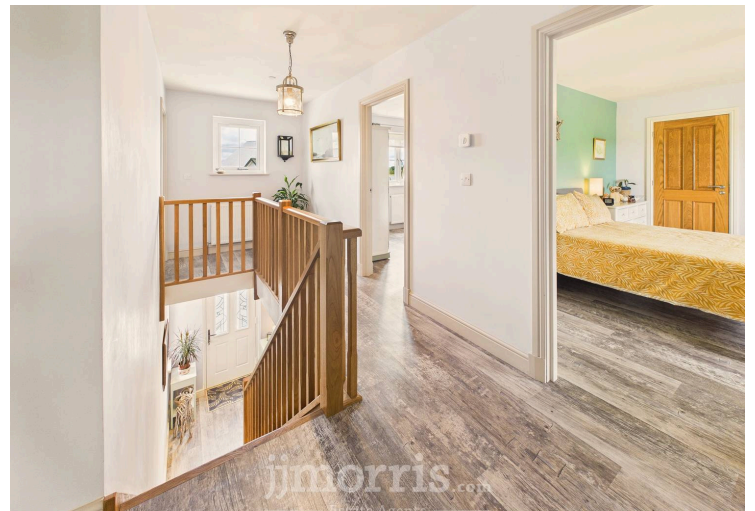
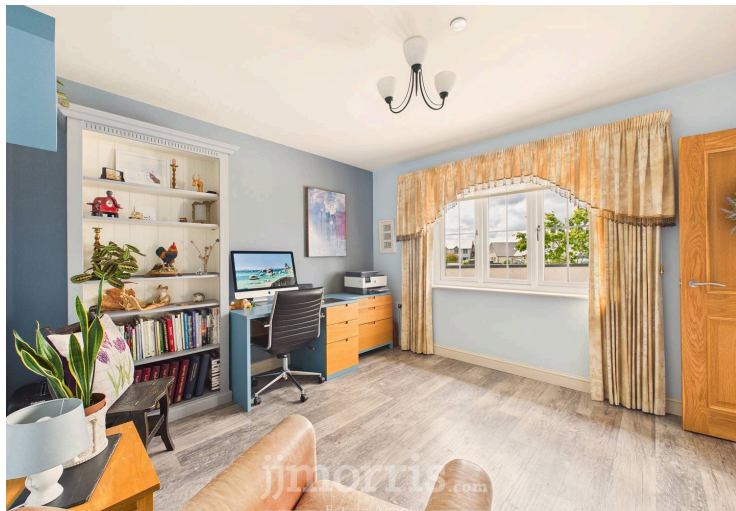
Services - Mains electricity, water and drainage. Solar Panels are installed with battery storage via Tesla Powerwall Local Authority - Ceredigion County Council Property Classification - Band F Tenure - Freehold and available with vacant possession upon completion What3Words: ///verbs.hazy.songbird

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase. ider.



Broadband Availability

According to the BT website, this property has Full Fibre with download speeds of 900mbps. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE Good outdoor and indoor Three Good outdoor, variable indoor O2 Good outdoor, variable indoor Vodafone. Good outdoor and indoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen prov



GARDEN

The outdoor space is a true highlight of the property, thoughtfully designed to make the most of its sunny aspect and superb, far-reaching views. To the rear, you'll find a generously sized garden featuring an expansive lawn and stocked borders that showcase a rich variety of mature shrubs, flowering plants, and seasonal colour. There are three separate patio areas, each offering a unique setting for outdoor dining, relaxation, or entertaining – perfect for capturing the sun at different times of day. A charming pergola adds architectural interest and provides a shaded retreat, ideal for alfresco meals or simply enjoying the peaceful surroundings. Paved pathways meander through the garden, enhancing accessibility and visual appeal. Whether you're a keen gardener, a nature enthusiast, or someone who enjoys outdoor living, this garden offers something for everyone. There is a high quality Cultivar Greenhouse available by separate negotiation.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

You can include any text here. The text can be modified upon generating your brochure.

