



"Discreet Marketing", Near Llangrannog, Llandysul, SA44 6EE

Offers in the region of £750,000



CARDIGAN
BAY
PROPERTIES

EST 2021



"Discreet Marketing", Near Llangrannog, SA44 6EE Offers in the region of £750,000

- Contemporary eco-friendly home with sustainable design
- Upside-down living layout to maximise the scenery
- Six-panel bi-fold doors leading to a glass balustrade balcony
- Polished concrete floors with underfloor heating
- Gated driveway, ample parking, and attached garage
- Spectacular sea and valley views towards Aberporth
- Open-plan first-floor living space with bespoke features
- Master bedroom with en-suite and balcony access
- Landscaped gardens with raised beds, pond, and BBQ area
- Energy Rating: B

About The Property

Looking for a striking, ultra-modern home with breathtaking coastal views? This beautifully crafted, thermally efficient property offers contemporary living in a stunning countryside setting, just moments from the West Wales coast.

This exceptional detached home blends cutting-edge design with sustainability, offering a rare chance to enjoy modern living in the heart of rural Cardigan Bay. Thoughtfully positioned to take full advantage of its remarkable setting, the house enjoys panoramic views over the Penmorfa valley, stretching towards the coast at Aberporth. Sitting in approximately 0.35 acres, the property is accessed via a gated driveway leading to ample parking and an attached garage.

The design embraces an upside-down layout, ensuring the main living space enjoys the best of the views. The ground floor features a welcoming entrance hall with bespoke Olive Ash wall panelling and a locally sourced staircase. To one side, a cleverly integrated storage area with mirrored polished steel sliding doors houses space and plumbing for a washing machine. The inner hall features a fitted Ash desk and leads to the bedrooms and main bathroom.

The master bedroom is a truly impressive space, opening onto a balcony that showcases the far-reaching sea views. A walk-in wardrobe with pull-down hanging rails and built-in shelving adds to the practicality of the room. The en-suite bathroom is beautifully finished and also offers direct access to the balcony, allowing for a seamless indoor-outdoor connection. A second bedroom benefits from a fitted wardrobe and enjoys scenic views to the side, while a stylish family shower room completes the ground floor. Underfoot, the entire level is laid with polished concrete flooring made from recycled green glass, with underfloor heating for added comfort.



Details Continued:

The first floor is all about open-plan living, with a spectacular space framed by Olive Ash and spruce pine walls. The bespoke fitted furniture includes a pull-out futon bed, perfect for guests or as a relaxation area. The kitchen is thoughtfully designed with granite worktops and freestanding appliances, creating a functional yet aesthetically pleasing space. The show-stopping feature is the six-panel bi-fold doors that open onto a glass balustrade balcony. This seamless transition between indoors and out maximises the stunning coastal and countryside views, making it an outstanding space to entertain or unwind.

A utility room off the main living space is fitted with additional units and has plumbing for a dishwasher. A separate WC and a plant room housing the pressurised hot water cylinder, underfloor heating controls, and solar panel systems complete this level.

Externally:

Outside, the property continues to impress. The gated entrance from a quiet country road leads to ample parking and access to the attached garage. Thoughtfully landscaped, the outdoor space offers a mix of practicality and visual appeal. The BBQ area, featuring a recycled glass bottle sun shelter, creates a striking effect as the evening sun filters through. Pathways meander through the garden, connecting raised vegetable beds, a pond and water feature, and lawned sections. A dedicated area is ready for a poly-tunnel/greenhouse or home office/studio should the new owners wish to add one. Mature hedging and newly planted willow provide a natural border, ensuring privacy while maintaining uninterrupted views over the valley and coastline.

This home is a rare opportunity to own a beautifully designed, energy-efficient property in a breathtaking setting. A truly unique chance to embrace contemporary living with a deep connection to the surrounding landscape.

*** Additional Information - We are advised by the owner that; the ground floor is heated by underfloor heating, and the central heating system is powered by Air Source Heat Pump. The house also benefits from a whole house ventilation system in place. The 12 solar panels are owned and provide hot water and electricity. There is a sprinkler system installed throughout which is individually zoned to each area. Double glazing is A graded, and the windows, patio doors and bi-fold doors are fitted with blackout blinds with foil backing which opens both ways (see video). The kitchen sink is fitted with a water purifying system and Quetal hot water dispenser tap for tea/coffee making etc. The house is fitted with fire doors throughout (except for the en-suite in the master bedroom). Built using structurally insulated panels, with standing seam roofing, this house really brings modern build technologies to the 21st Century! ***

Hall

9'6" x 7'4" max (2.91 x 2.25 max)

Inner Hallway

10'5" x 15'7" max, s shape (3.18 x 4.77 max, s shape)

Bedroom 1

11'9" x 16'4" max (3.59m x 4.98m max)

Walk in Wardrobe

11'6" x 4'0" (3.53 x 1.22)

En-suite Bathroom

9'10" x 11'8" max (3.02 x 3.58 max)

Bedroom 2

13'8" x 11'6" (4.19m x 3.51m)

Shower Room

7'8" x 7'1" (2.36m x 2.16m)

Open Plan Living

27'2" x 23'9" max (8.29m x 7.26m max)

Utility Room

8'5" x 11'3" max (2.59m x 3.44m max)

Plant Room

6'7" x 5'5" (2.03m x 1.66m)

WC

6'5" x 4'8" (1.96 x 1.43)

Garage

11'8" x 16'1" (3.58m x 4.91m)

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C, Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Built using structurally insulated panels, with standing seam roofing, this house really brings modern build technologies to the 21st Century!

SEWERAGE: Private Treatment Plant Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

WATER SUPPLY: Mains

HEATING: We are advised by the owner that; the ground floor is heated by underfloor heating, and the central heating system is powered by Air Source Heat Pump. The house also benefits from a whole house ventilation system in place.

BROADBAND: Connected - TYPE - Ultrafast Available in area with speeds up to 1,800 Mbps Download, up to 220Mbps upload available FTTP - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that this property has rights of way to cross the very top section of neighbour's driveway to access this property's private driveway

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo

Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Very top of drive is shared with neighbours. Welsh water meters for neighbouring property is on this property's land, ROW in place for Welsh water to read them.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/03/25/OK





Directions

Please contact us for directions

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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