



Morfan, Felin Road, Cardigan, SA43 2ER

Offers in excess of £400,000







# Morfan, Felin Road, Aberporth, SA43 2ER

- Detached dorma bungalow
- Set in 0.65 of an acre
- 4 Bedrooms
- Mature gardens
- Within walking distance to all village amenities
- 150 yards to the beaches in Aberporth
- Popular Aberporth village
- Off road parking and attached garage
- Additional garage and conservatory in garden
- EPC rating : D

## About The Property

This delightful 4-bedroom detached house is a coastal gem just a leisurely stroll away from Aberporth Beach. Set on a generous 0.65-acre plot, this property boasts mature gardens and off-road parking for up to 2 vehicles. The village of Aberporth benefits from many amenities such as a village shop, post office, pharmacy, pub, cafe, Indian and Chinese takeaway, chip shop, primary school, nursery, and so much more, and the nearby coastal path is a short walk away giving access to the spectacular Ceredigion Coastal Path in Cardigan Bay, west Wales.

Upon entering via the glazed porch area, you are greeted by an inviting entrance hall that leads you to a spacious dining room, perfect for entertaining guests. The dining room features double doors that open up to a cosy lounge, creating a seamless flow throughout the ground floor. An archway from the dining room leads to a sunroom, offering picturesque views of the rear gardens and direct access to the decking area.

The kitchen is equipped with a range of wall and base units, complemented by a double drain sink overlooking the lush gardens below. a free-standing electric cooker, space for a fridge/freezer, and built-in shelving and cupboard. The ground floor also houses a modern family shower room and two well-appointed double bedrooms, providing ample space for family or guests.

Ascend the stairs in the hallway to the first-floor landing, where you'll find built-in cupboards and doors leading to two additional double bedrooms. These bedrooms feature Dorma windows that flood the rooms with natural light, both the bedrooms also provide convenient undereave storage.

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Continued:

Externally this home is accessed off Fodd Felin Road onto a private driveway with parking for one or 2 cars and there is also an attached single garage, and a pathway that leads you to the front porch, and a lawn area with a range of shrubs completing the front garden, there is access to either side of the bungalow with additional storage located under the property that currently houses the washing machine and tumble dryer as well as a freezer, the headspace is a bit restricted but is a very useful space

for storage etc.

Externally the main part of the garden is lawn, with a range of mature trees and shrubs around the grounds, there is a vegetable patch, a wooden garden shed and an additional garage, which would make a nice workshop or garden shed, there is also a conservatory attached to the garage which overlooks your grounds to take advantage of admiring the garden in any weather, there is a small decked area to the side of the garden, but the main decking is

attached to the rear of the home, a wonderful place to enjoy al-fresco dining, while listening to the sounds of the sea and views down to the bottom of the gardens.

This property is a rare find, offering a perfect blend of coastal living, generous outdoor space, and comfortable interiors. Don't miss the opportunity to make this coastal property your new home in Aberporth.

- Porch  
11'0" x 2'2"
- Hallway  
14'2" x 8'7" (l shape max)
- Dining Room  
12'11" x 10'8"
- Lounge  
13'10" x 12'7" (into bay)
- Sunroom  
9'7" x 6'5"
- Kitchen  
13'4" x 9'1"
- Bedroom 1  
13'4" x 11'4" (into bay)
- Bedroom 2  
10'9" x 10'9"
- Shower Room  
7'3" x 6'7"
- Landing  
5'11" x 3'11"

- Bedroom 3  
12'11" x 11'6"
  - Bedroom 4  
12'11" x 12'3"
  - Storage Room  
13'8" x 9'2"
  - Attached Garage
  - Detached Garage/Workshop
  - Conservatory  
12'2" x 6'4"
  - Wooden Garden Shed
- IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT OWNER(S)  
THAT THIS PROPERTY BENEFITS FROM THE  
FOLLOWING:
- COUNCIL TAX BAND: E – Ceredigion County Council  
TENURE: FREEHOLD  
PARKING: Off-Road Parking & Garage Parking  
PROPERTY CONSTRUCTION: Traditional Build  
SEWERAGE: Mains Drainage  
ELECTRICITY SUPPLY: Mains  
WATER SUPPLY: Mains  
HEATING: Oil boiler servicing the hot water and central heating  
BROADBAND: Connected – TYPE – Standard \*\*  
4G \*\*\* – Mobile Internet. – PLEASE CHECK  
COVERAGE FOR THIS PROPERTY HERE –  
<https://checker.ofcom.org.uk/> (Link to [https:](https://checker.ofcom.org.uk/)







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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/>

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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 there are none that they are aware of.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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.

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.

TR/TR/10/24/OK/TR























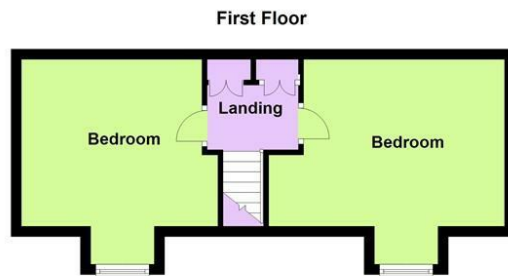
### **DIRECTIONS:**

From Cardigan, proceed up the main A487 coast road and travel through the villages of Penparc, Blaenannerch and Blaenporth.

Turn left just before Tanygroes by the Gogeddan Arms and signposted for Aberporth. As you come down into the village pass the turning for Tresaith and continue to the mini roundabout turn left, continue past the village hall, and then take the first left onto Felin Road, the property is the 2nd house on the right set back from the road.








This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.



### 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>	<b>60</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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