



6 FFORDD PORTHBACH

Ffordd Portbach | Llanon | SY23 5JB

FINE & COUNTRY

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Recently completed to an impeccable standard within the last two years, this modern executive property features air source heating, providing high efficiency and excellent insulative qualities. Located in a small, select development, this home offers views over the Cardigan Bay coastline, a modern kitchen and bathroom facilities, and an excellent standard of living space. With off-road parking for three vehicles, it is a perfect family home, conveniently situated on the edge of the popular coastal village of Llanon.

Vendor Interview:

For us, what we've loved the most about living here is being minutes away from the sea. When the weather is nice, we take a walk down into the village, grab some fish and chips from the local chip shop, and head down to the beach in Llanon. The kids can play in the sea, make rock towers and paddleboard, or nip off to the local playground to have a play in there. We then sit and watch the sunset, which is absolutely beautiful.

We have loved how welcome we have been made to feel. There is a really sense of community. Everyone is so friendly and willing to help you. We've made some lovely friends who we will miss.

One of our favourite things to do when we moved here was dolphin monitoring on a Sunday in New Quay, a 15 minute drive, it was so tranquil and peaceful and you get a real insight of the wildlife that live along the coast of West Wales. We love being surrounded by the countryside and the coastal and rural walks you can do, and this is what we will miss the most.





Video Link: <https://youtu.be/owjgHF6V0ll>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			





















We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

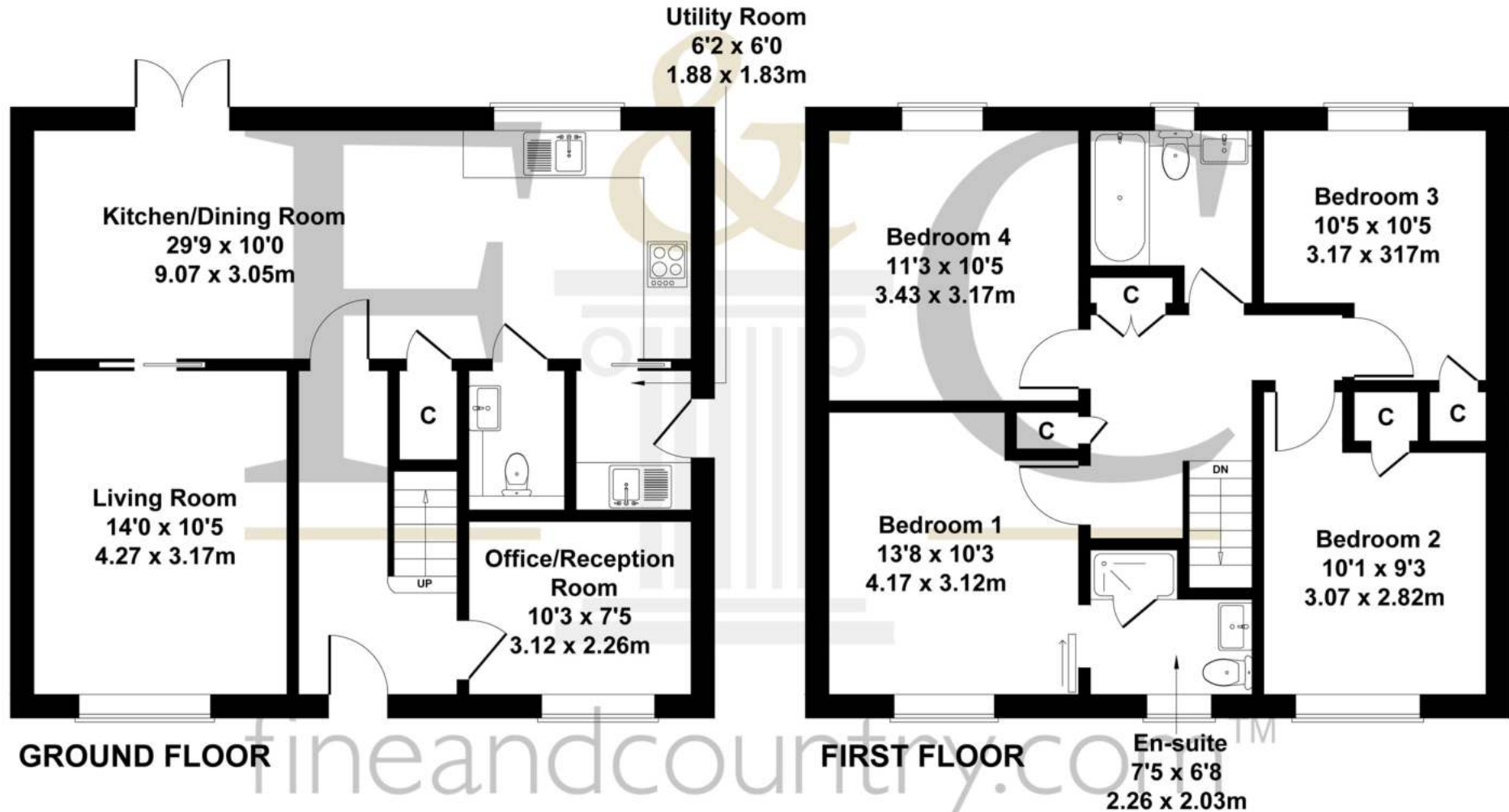
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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6 Ffordd Porthbach, Ffordd Portbach, Llanon, SY23 5JB

Approximate Gross Internal Area
1281 sq ft - 119 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Fine & Country West Wales

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