



Rhos Goch

Pennant | Llanon | Wales | SY23 5JH

FINE & COUNTRY

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This spacious 230m² high specification construction in West Wales showcases an architecturally unique and high-quality build. The residence boasts a contemporary and open-plan design, featuring top-tier branded fittings throughout. Its energy efficiency is underscored by air source heating, underfloor heating and double glazing, ensuring a modern and comfortable living environment.

The contemporary property comprises four generously sized bedrooms, each accommodating a king-size bed and accompanied by en suite shower rooms or bathrooms, reflecting a commitment to privacy and luxury. Additional features include a detached garage, extensive parking and a versatile outdoor garden shed or workroom, set within a well-proportioned garden space with open views to the rear.

The heart of this distinguished home is a Great Room offering an all in one substantial living, kitchen, and dining area, measuring an impressive 30' x 28'. This flexible and unique living space is adorned with a high-quality German fitted kitchen, further complemented by a convenient pantry/utility room. The ground floor also hosts a versatile office space, a secondary sitting room with potential as a downstairs bedroom, and a cloakroom with WC, which could serve as an en suite for the additional bedroom.

The first floor is accessed via a feature galleried landing, leading to four bedrooms, three with en-suite shower rooms and one with an en-suite bathroom. The property also offers a large attic, presenting potential for conversion and additional living space.

The rear gardens have an open aspect with countryside views and viewing is highly recommended to appreciate the size and scale of this very modern property in this excellent village location close to Aberaeron, Llanon and Aberystwyth no one would chain contact us to arrange an appointment as soon as possible.

Situated on the edge of the charming village community of Pennant, the property is less than two miles from the scenic Cardigan Bay at Aberarth and three miles from the Georgian Harbour town of Aberaeron, known for its comprehensive range of shopping and educational facilities. Additionally, it is conveniently located within easy reach of the coastal university and administrative centre of Aberystwyth, as well as the university town of Lampeter. The property holds an EPC rating of B, indicating its energy efficiency and environmental impact.

This individual architect-designed property is truly deserving of an early inspection, promising a blend of modern luxury, functionality, and prime location.

Video Link:



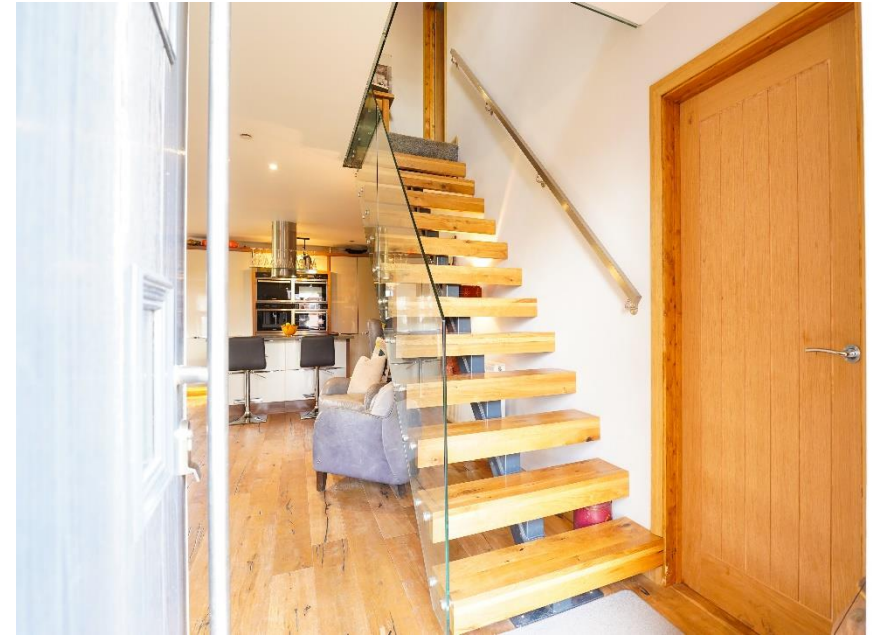
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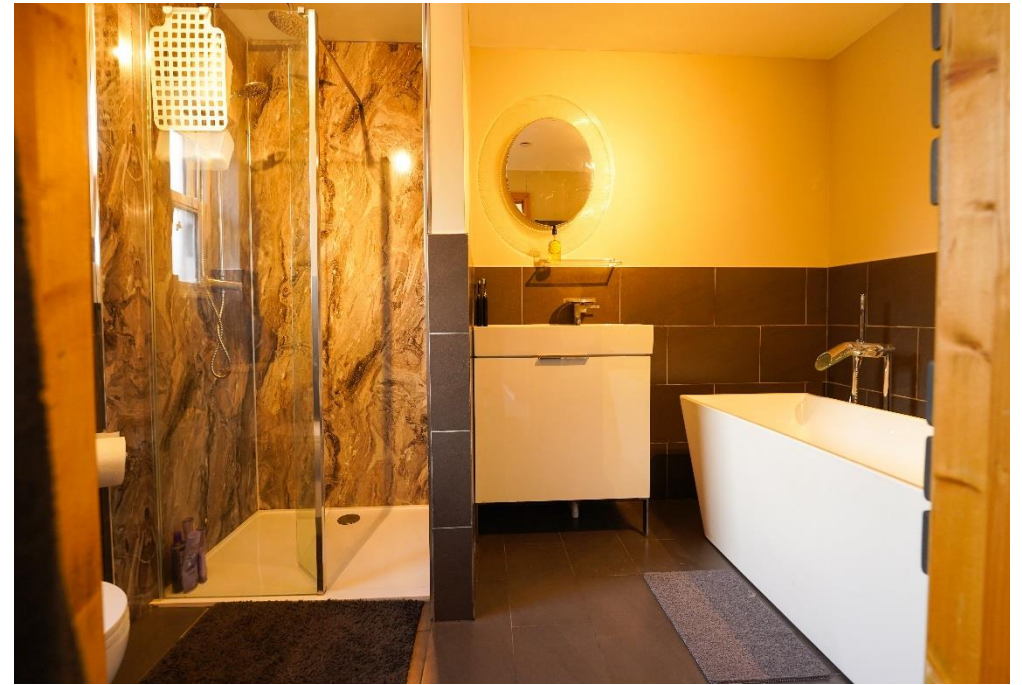
















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