



RHOS GOCH

Pennant | Llanon | SY23 5JH

FINE & COUNTRY

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Exceptional Property with New Marketing and Pricing Strategy

Discover the remarkable opportunity that Rhosgoch presents, boasting a contemporary open-plan design, high-end branded fixtures, and high-speed broadband connectivity. This property is committed to energy efficiency, featuring air source heating and double glazing for a modern, comfortable living environment. Constructed to an exacting standard with superior red brick and block and complemented by slate roofing, this home exemplifies quality.

The residence includes four generously proportioned bedrooms, each furnished with a super king-size bed and its own en-suite shower room, ensuring privacy and luxury. Additional amenities encompass a large detached garage, ample parking spaces, and a versatile outdoor garden shed or workspace, all set within a well-manicured garden area offering picturesque views.

Central to the home is the Great Room, an expansive living, kitchen, and dining area measuring an impressive 30' x 28'. This space features a high-quality German-fitted kitchen and a convenient pantry/utility room, making it the focal point for gatherings and everyday living. The ground floor also includes a multipurpose office space, a secondary sitting room with potential for conversion into a downstairs bedroom, and a cloakroom with WC, providing versatility and convenience.

Upstairs, a feature galleried landing leads to four bedrooms, three with en-suite shower rooms and one with an en-suite bathroom. The property also offers a sizable attic with conversion potential, providing opportunities for additional living space.

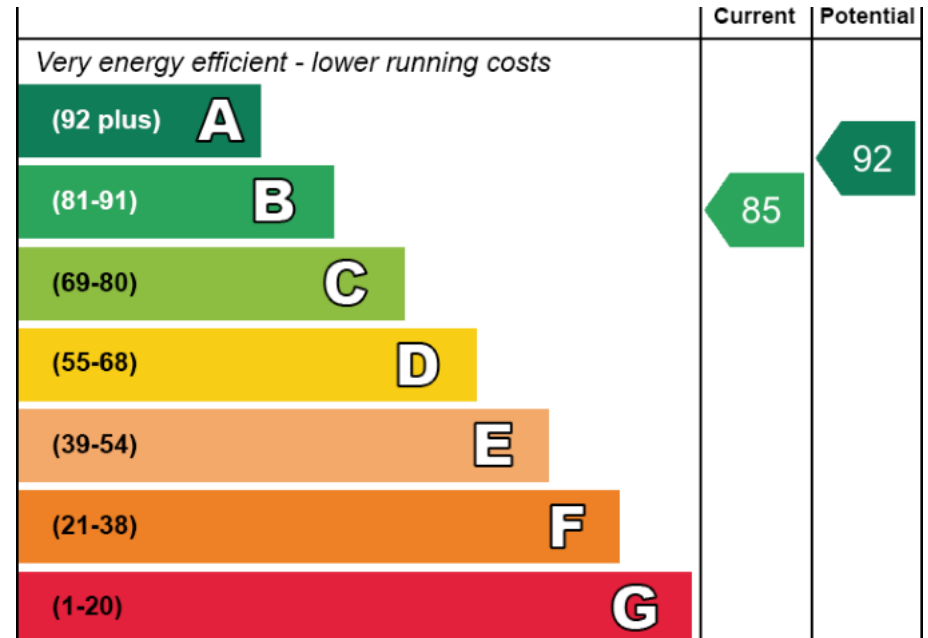


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The rear gardens offer panoramic countryside views, creating an ideal retreat for relaxation and outdoor enjoyment. Located on the outskirts of the charming village community of Pennant, the property is less than two miles from scenic Cardigan Bay at Aberarth and just three miles from the Georgian Harbour town of Aberaeron, renowned for its shopping and educational amenities. Easy access is also available to the coastal university and administrative hub of Aberystwyth, as well as the university town of Lampeter.

With an EPC rating of B, reflecting its energy efficiency and environmental impact, this individually designed property warrants early inspection for those seeking a harmonious blend of modern luxury, practicality, and prime location. Viewing is highly recommended to fully appreciate the modernity and scale of this exceptional property.

NO CHAIN INVOLVED secure a special property in a very convenient and sought after location.



YOUTUBE LINK: [HTTPS://YOUTU.BE/MKP0KD80N1G](https://youtu.be/mkp0kd80n1g)











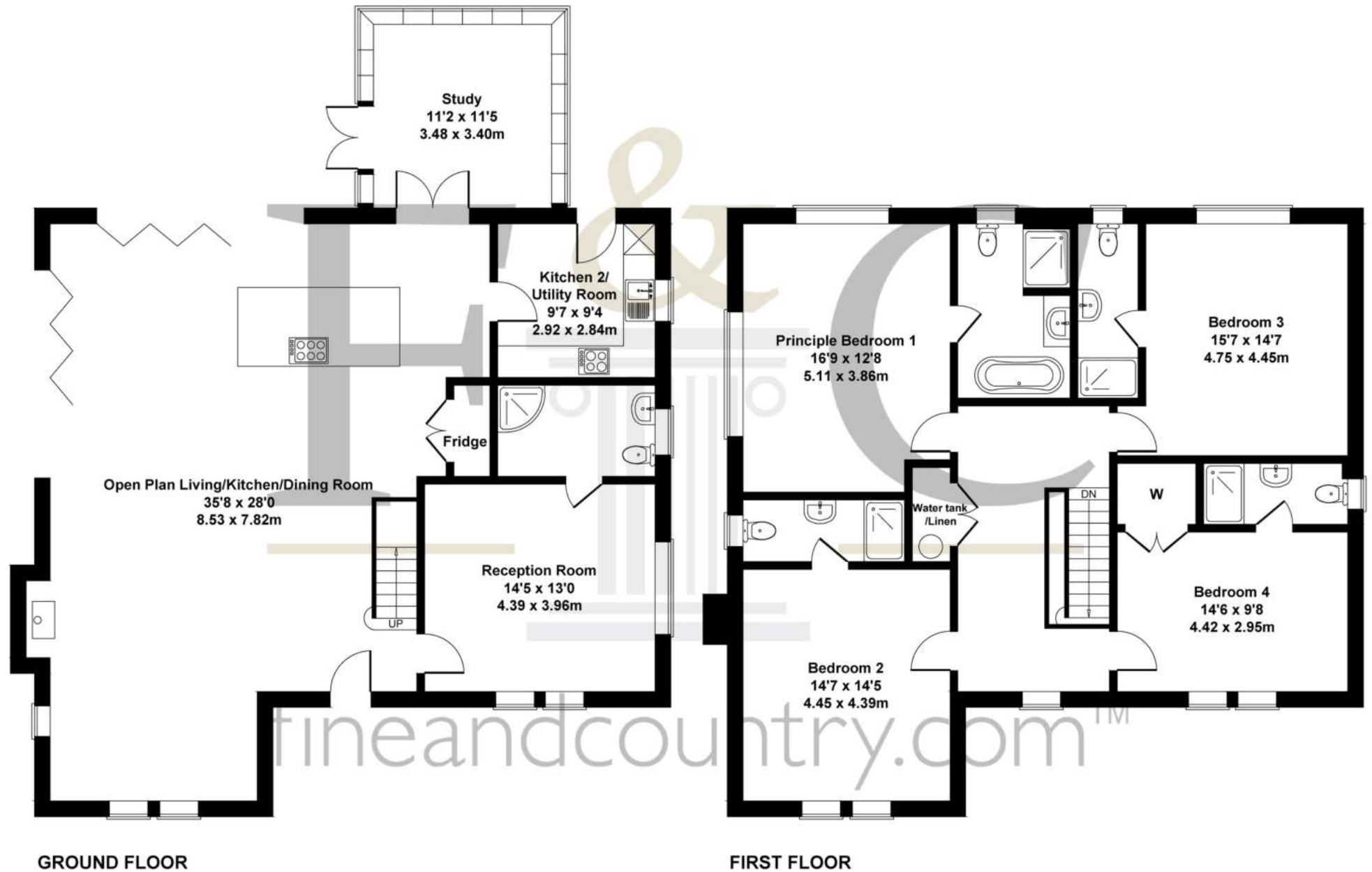












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls. doors. windows. fittings and appliances. their

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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