



# 6 FFORDD PORTHBACH

Ffordd Portbach | Llanon | SY23 5JB



**HOMES**  
— OF WALES —

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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/MHn7yGukxA>

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























# About Homes of Wales

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Homes of Wales, a proud member of the Nigel Salmon Group of Real Estate Agencies, including Fine and Country West Wales, is dedicated to offering the finest countryside, luxury, and unique properties in Ceredigion, Pembrokeshire, and throughout West Wales. Our coverage includes key locations such as Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay, and the surrounding villages and areas.

Our team at Homes of Wales brings extensive regional knowledge and exceptional service to both buyers and sellers. With a profound understanding of local markets, we provide accurate, up-to-date advice on trends and opportunities within the West Wales property market.

West Wales is renowned for its tranquil, rural, and unspoiled beauty, offering a peaceful escape with low crime rates, pristine beaches, and strong family values. We present a diverse range of properties, including country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Homes of Wales, we specialize in the luxury property market across Ceredigion. Our mission is to achieve the best results for our clients, whether they are buying or selling.

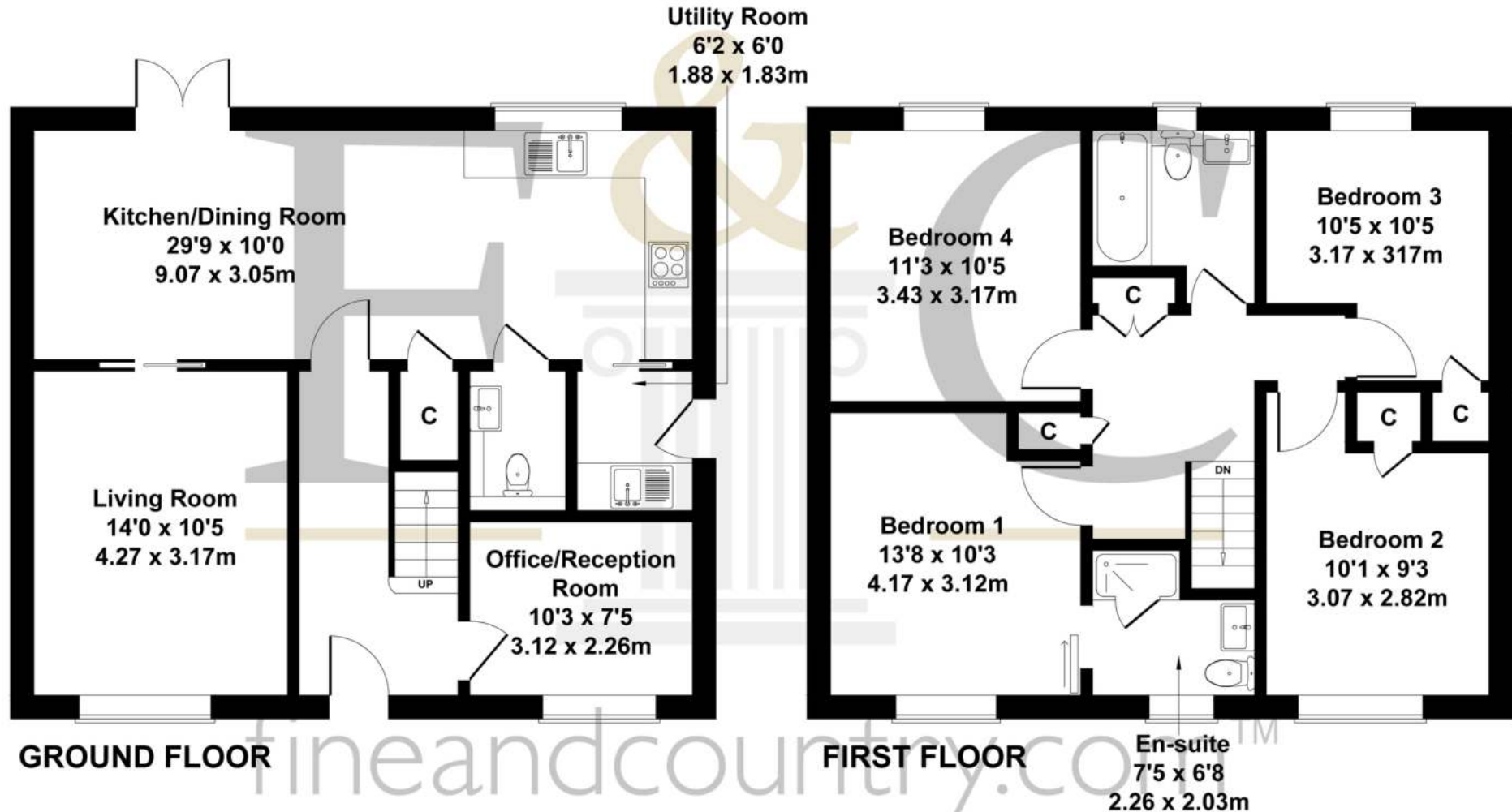
For sellers, we offer tailored strategies and free marketing advice to help you secure the best price for your home. Our Re-Launch Strategy is designed for properties that have been on or off the market for an extended period, ensuring maximum exposure and results, all handled with complete confidentiality. We are passionate about helping you find your dream home or achieve the highest value for your property. Contact us today to begin your journey with Homes of Wales. We look forward to hearing from you. For any inquiries, please reach out to our office at 01974 299055 or [hello@homesofwales.com](mailto:hello@homesofwales.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.





Homes of Wales

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