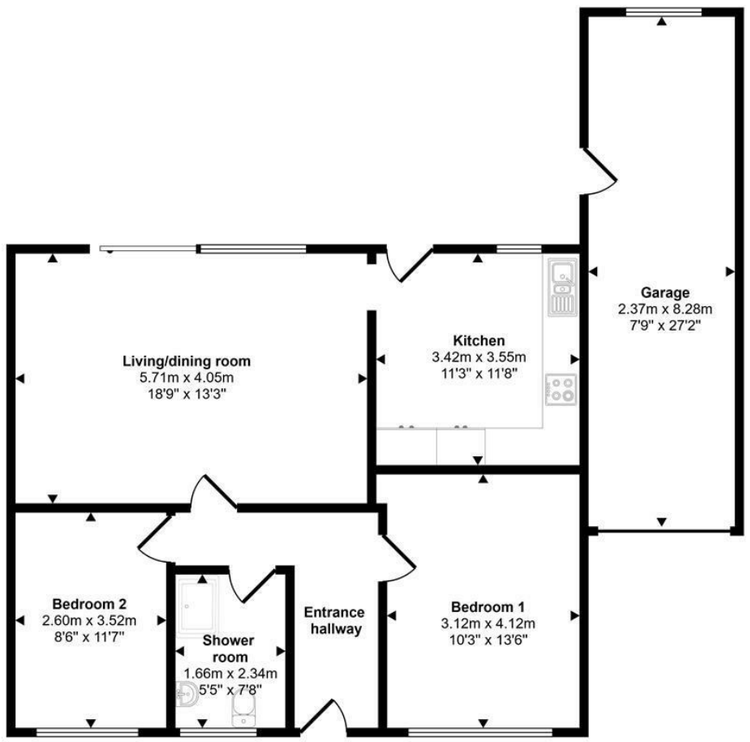
Approx Gross Internal Area
92 sq m / 985 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Ceredigion

ref:LW/AMS/07/26/OK

FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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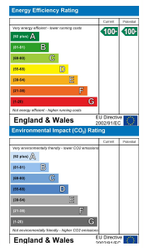






69 Heol Y Graig, Aberporth, Cardigan, Ceredigion, SA43 2HD

- **Link Detached Bungalow**
- **Walking Distance of Two Sandy Beaches & Coastal Path**
- **Wonderful Sea Views across Cardigan Bay**
- **Recently Renovated**
- **Air Source Heating & Solar Panels & Tesla Battery & Car Charger**
- **Popular Coastal Village**
- **Two Bedrooms**
- **Landscaped Gardens**
- **Off Road Parking & Garage**
- **EPC Rating: A**

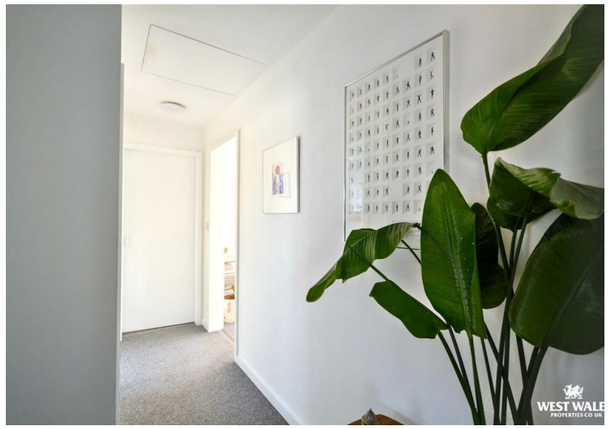


Price £390,000

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The Agent that goes the Extra Mile



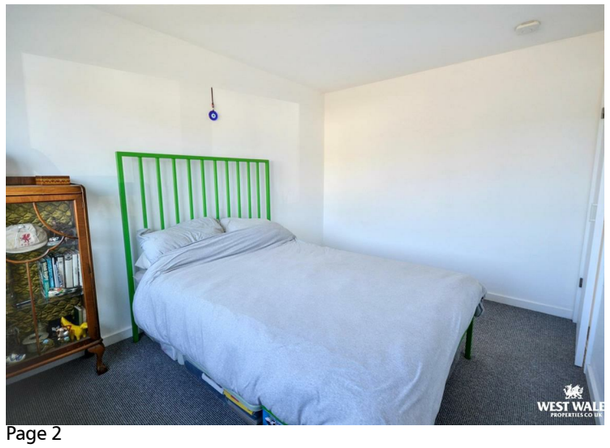


















A beautifully presented link-detached bungalow occupying an enviable position in the sought-after coastal village of Aberporth, just a short walk from its two picturesque sandy beaches. Thoughtfully renovated by the current owners, the property offers stylish and contemporary accommodation throughout, complemented by panoramic sea views over Cardigan Bay from the rear and a beautifully maintained garden that provides the perfect setting to relax and enjoy the coastal surroundings.

Benefitting from extensive upgrades over the past two years, including a new roof, central heating system with added air source heat pump and solar panels, full electrical rewire, and triple-glazed aluminium windows and doors. Further improvements include new carpets, internal doors, and re-landscaped front and rear gardens. The property is presented in excellent condition and ready for immediate occupation!

The accommodation is entered via a welcoming hallway. To the front of the property is the first double bedroom, with a second double bedroom located further along the hallway. The contemporary family bathroom has been finished to a high standard and features a walk-in shower with stylish floor-to-ceiling tiling and a wall mounted basin, toilet, and cleverly concealed cistern.

To the rear of the bungalow is the bright and living/dining room, designed to make the most of the coastal views. The current owners have installed aluminium triple-glazed doors opening directly onto the rear decking, creating a seamless connection between the indoor living space and the garden beyond.

The living area flows into the fitted kitchen, which features a stylish range of modern units and integrated appliances. A picture window perfectly frames the sea views, while a further door provides direct access to the decking, making it an ideal space for entertaining or simply enjoying the coastal setting.

Externally, the property is equally impressive. To the front, the garden has been attractively landscaped with a well-maintained lawn, an array of mature shrubs and established planting, creating a welcoming approach. A pathway leads to the front entrance, while to the side there is off-road parking, access to the garage and the added convenience of an electric vehicle charging point. The garage benefits from power, lighting, and a door to the rear garden. Water and waste connections are in place, offering potential for conversion into additional accommodation (STPC).

The beautifully landscaped rear garden has been thoughtfully designed to complement its coastal setting, creating a wonderful space for both relaxing and entertaining. Directly accessed from both the living room and the kitchen is an attractive decked seating area, with an outdoor shower - which is perfect after a day spent on the beach. The decking area is raised, making the most of the wonderful sea view.

Beyond the decking, the garden has been thoughtfully landscaped with beautifully stocked flower beds featuring a variety of carefully chosen coastal plants. A unique sand garden offers a subtle nod to the property's seaside setting, while the garden continues onto a well-maintained lawn, complemented by a mature tree that creates an attractive focal point. From the rear garden, there are wonderful far-reaching views towards Tresaith and Penbryn, providing a spectacular backdrop and making this an exceptional place to enjoy outdoor living.

The sea side village of Aberporth is located 6.5 miles North-east of Cardigan. Originally a fishing village Aberporth boasts two sandy beaches, one of which is open to dog walking all year round and both are popular beaches for swimming, surfing and sailing. Rock pools are exposed at low tides and the famous bottle nose dolphins of Cardigan Bay are frequent visitors to this picturesque bay. The Ceredigion Coastal Path runs through the village making this a popular venue with walkers. The village benefits from; a primary and nursery schools, beach cafes, a community hall, a pub, and fish and chip takeaway, chemist & post office and a village shop.

DIRECTIONS

Head out of Cardigan along the A487 north. At the roundabout in Blaenannerch turn left for Aberporth. Take the first exit at the next roundabout and follow the road towards Parcllyn. Continue along the road going passed the two beaches until you reach the roundabout. Take the second exit on the roundabout and turn right at the end of the road. Continue along the short for a short distance and the property will be found on your left hand side denoted by our For Sale Sign. What three words -///remedy.handsets.moment



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.