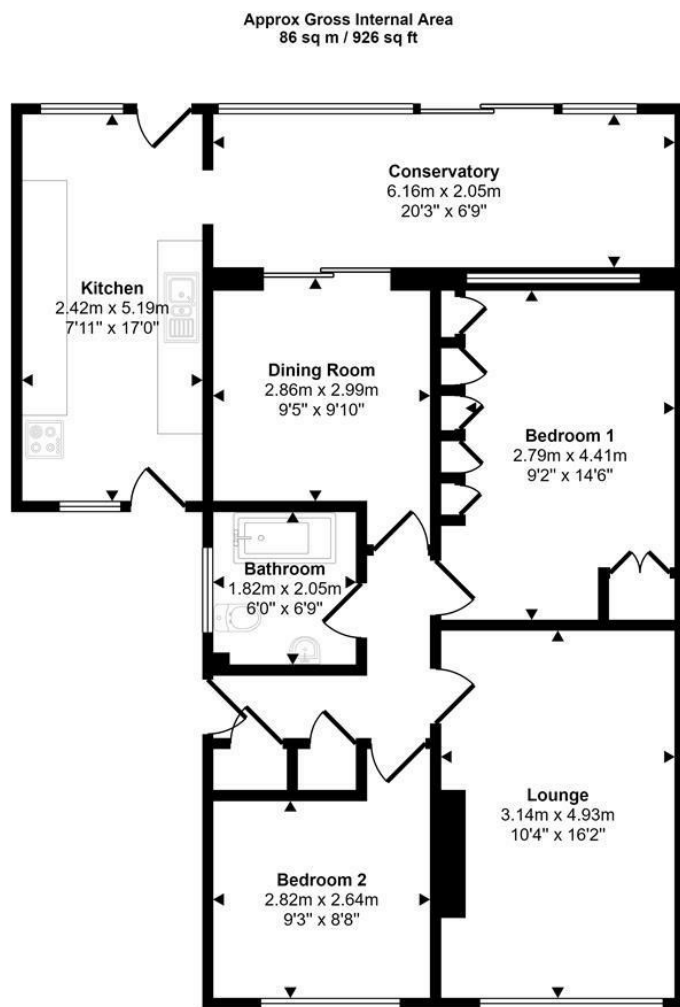




Floorplan

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/08/23/OK/LW

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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.

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

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

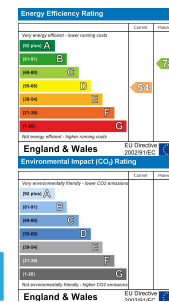


34 Heol Y Graig, Aberporth, Ceredigion, SA43 2HD

- Semi Detached Bungalow
- Popular Coastal Location
- Oil Central Heating
- Off Road Parking
- Approx 7.5 Miles To Cardigan
- Two Double Bedrooms
- Walking Distance To Aberporth Beach
- Front Lawn & Rear Garden
- Conservatory
- EPC Rating: E

Offers In The Region Of £265,000

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



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The Agent that goes the Extra Mile





A well presented semi detached bungalow situated in the popular coastal village of Aberporth. Within walking distance of the two beautiful sandy beaches and amenities. The market town of Cardigan is also just approximately 7.5 miles away. Benefitting from oil central heating, two double bedrooms and a garden to the front and rear, this property would make a lovely home.

The accommodation briefly comprises: an entrance hallway with built in handy storage cupboards. A living area with feature fireplace, there is a further reception room with sliding doors leading to the conservatory which overlooks the rear garden allowing lots of light into the property. The kitchen benefits from matching fitted wall and base units and a door leading to the front. There is a shower room and two double bedrooms, one of which with built in wardrobes.

Externally, to the front of the property there is a lawned area with a driveway to the left offering off road parking for approximately two vehicles. The rear garden is accessed through the conservatory and is laid mainly to lawn, with a raised decking area. The perfect spot to sit and relax.

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 two nursery schools, several beach cafes, a community hall, a pub, takeaway restaurants, chemist & post office and a village shop.



Hallway

Lounge

Kitchen

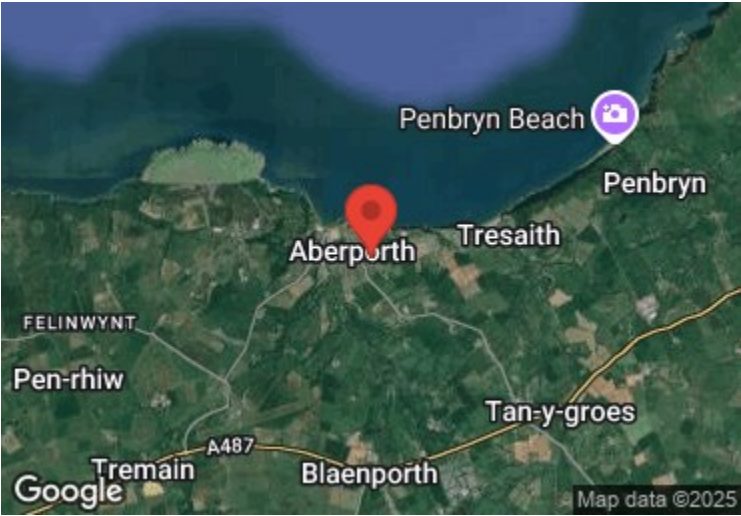
Conservatory

Reception Room

Bedroom One

Bedroom Two

Bathroom



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 past the right turn into Ffordd y Bedol and you will see the property on your right denoted by our for sale board. What Three Words reference - [///speeding.bravo.agency](https://www.what3words.com/)

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