

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 'C' Ceredigion

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

ref: LW/AMS/01/24/OK/01/24

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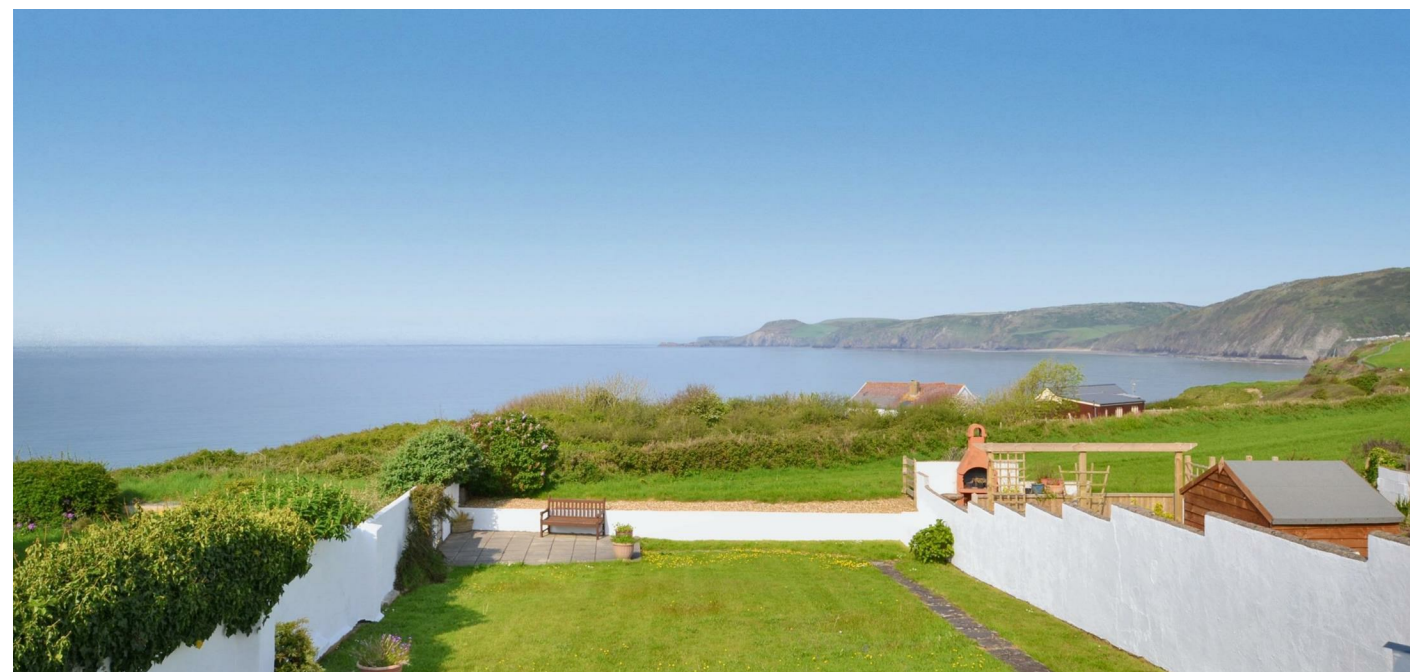
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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

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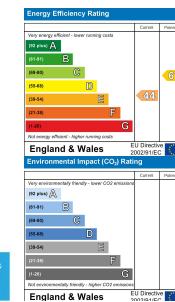


## 13 Heol Y Graig, Aberporth, Cardigan, SA43 2HB

- Semi Detached Bungalow
- Popular Coastal Location
- Living Room & Conservatory
- Off Road Parking & Garage
- LPG Gas Heating
- Stunning Sea Views
- Two Bedrooms and Loft Room
- Rear Garden
- Investment Opportunity
- EPC Rating: E

Offers In The Region Of £360,000

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*The Agent that goes the Extra Mile*







A well presented semi detached dormer bungalow situated in the popular coastal village of Aberporth with fantastic sea views! It is approximately 7.8 miles to the market town of Cardigan and within walking distance of the two sandy beaches and wonderful Ceredigion coastal path which can be seen from the property. This would make a wonderful family home or a great investment opportunity.

The accommodation briefly comprises an entrance hallway, with a door leading to the living area with electric fire set into the wall. Sliding glass doors lead into the conservatory allowing natural light through, offering the perfect spot to sit and enjoy the views around you. There is a kitchen with fitted base units with a butlers sink, and a picture window looking out towards the coast where North Wales can be seen on a clear day along with Tresaith waterfall. On the ground floor there are two bedrooms and a shower room. The staircase leads to the first floor where there is a loft room with Velux window overlooking the coast and ensuite bathroom.

Externally, to the front of the property there is a paved area with off road parking to the side, as well as access to the garage. The rear garden is accessed via the conservatory which leads onto the decked balcony area with a glass balustrade. The garden is laid to lawn with a path leading to a small patio area at the end of the garden. Viewing is highly recommended to appreciate the fantastic views and location of this property.

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, beach cafes, a community hall, a pub serving food throughout the day, and chip takeaway, chemist & post office and a village shop.

**Entrance Hall**

**Kitchen**

**Shower Room**

**Living Room**

**Bedroom One**

**Loft Room**

**Conservatory**

**Bedroom Two**

**Ensuite Shower Room**

**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. ///deferring.serve.zealous

