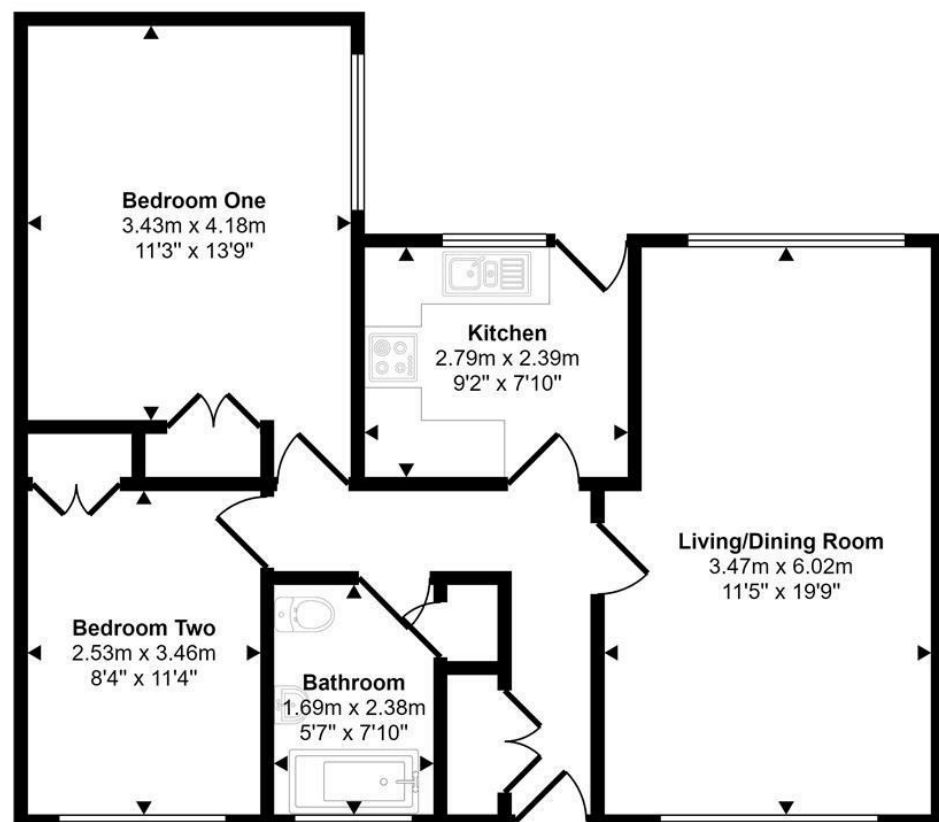


Approx Gross Internal Area  
66 sq m / 712 sq ft



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: C Ceredigion County Council

ref: LW/AMS/01/24/OK/02/24

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](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

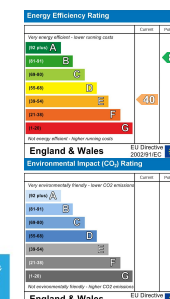


## 5 Heol Y Wylan, Aberporth, Cardigan, SA43 2HE

- Chain Free
- Popular Coastal Location
- Close To Amenities
- Off Road Parking
- Electric Heating
- Two Bedrooms
- Walking Distance of Beaches
- Enclosed Rear Garden
- Income Potential
- EPC Rating: E

Price £199,500

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**The Agent that goes the Extra Mile**







Situated in a cul-de-sac location within the coastal village of Aberporth, just 0.5 miles to the beach and Ceredigion Coastal Path, this property would make a great first time buy or investment opportunity. Benefiting from two bedrooms, off road parking and enclosed rear garden. The accommodation briefly comprises: an entrance hallway, living/dining area with feature fireplace and distant sea views to the front. The kitchen benefits from matching wall and base units and has a door leading to the rear garden. There is a family bathroom and two double bedrooms.

Externally, to the front of the property there is a lawned area with off road parking for one vehicle. The rear garden is enclosed and is mainly laid to lawn with a paved seating area to the side, providing a perfect place 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 offering an indoor weekly market (arts & crafts/produce), an art studio and gallery, a pub serving good food throughout the day, and chip takeaway, chemist & post office and a village shop.



**Hallway**

**Kitchen**

**Bedroom Two**

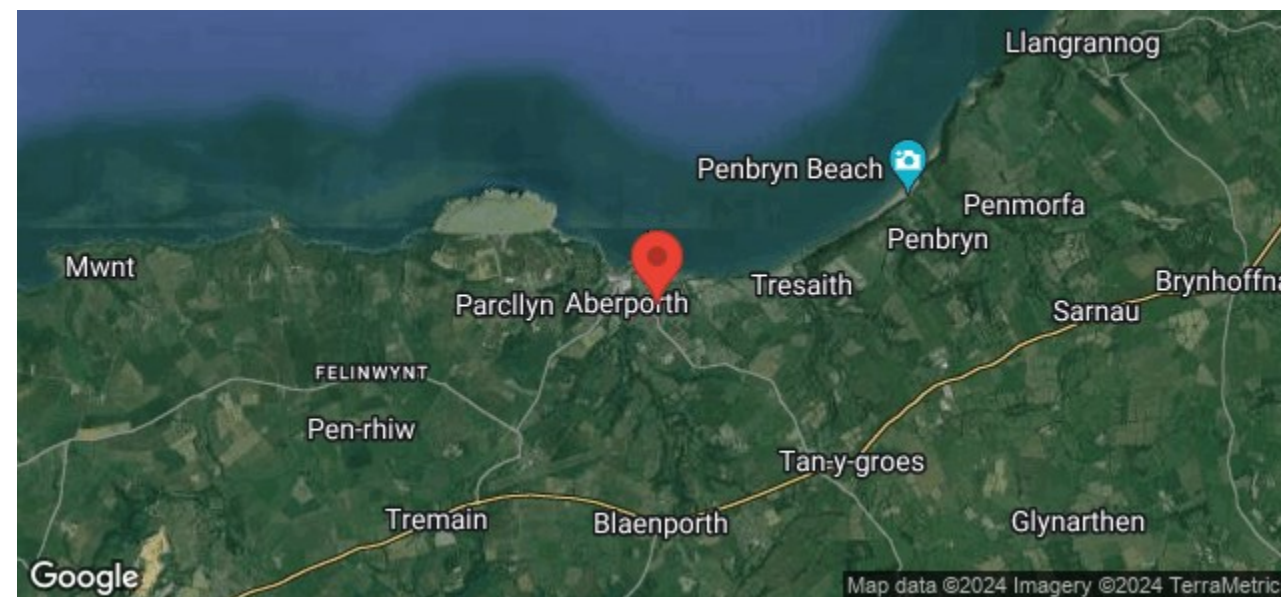
**Living/Dining Room**

**Bedroom One**

**Shower Room**

**DIRECTIONS**

From Cardigan head out northwards on the A487 and follow this road for about 6 miles until you reach the Gogerddan Junction, just before the village of Tanygroes. Turn left here for Aberporth and follow this road into the village. Take the third exit over the mini-roundabout onto Heol Yr Ogof. Take the first right onto Heol Y Graig and then turn right onto Heol Y Wylan. The property is located on your left hand side.



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.