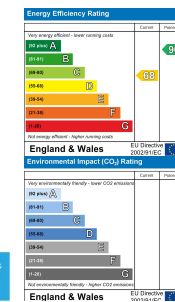


## 24 Clos Y Fferm, Aberporth, Cardigan, Ceredigion, SA43 2BH

- Semi Detached House
- Close To Amenities
- Two Double Bedrooms
- Sun Room
- Electric Heating
- Popular Coastal Location
- Off Road Parking
- Enclosed Rear Garden
- Walking Distance To Beach
- EPC Rating: D

**Offers Over £150,000**

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



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

ref: LW/AMS/05/24/OK

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

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**The Agent that goes the Extra Mile**







An excellent opportunity to purchase a two bedroom semi detached house in a cul-de-sac location situated in the popular village of Aberporth, within walking distance to the beach and village amenities. This would make an ideal first time buy or family home.

The property briefly comprises, an entrance hall, ground floor WC/cloak room and a cosy living area. A door from here leads into the kitchen diner benefiting from fitted wall and base units. To the rear of the property and accessed through the kitchen there is a sun room overlooking the rear garden. On the first floor there is a bathroom, and two double bedrooms.

Externally, To the front of the property there is low maintenance decorative gravel, and a driveway with off road parking for approximately two vehicles. The rear garden is enclosed and can be accessed through the sun room or via the gate to the side of the property. The garden is gravelled with a border of mature shrubs, offering a great spot to sit and relax.

The seaside 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 fireworks display each November is a popular event. The village benefits from; a primary and nursery school, beach cafes, a pub, an Indian, Chinese and chip takeaway, chemist & post office and a village shop.



### Entrance Hall

6'8 x 3'1 (2.03m x 0.94m)

### Kitchen

9'4 x 14'7 (2.84m x 4.45m)

### Bathroom

6'1 x 6'4 (1.85m x 1.93m)

### WC

6'8 x 3'2 (2.03m x 0.97m)

### Sun Room

9'06 x 7'1 (2.90m x 2.16m)

### Bedroom One

14'7 x 9'6 (4.45m x 2.90m)

### Living Room

13'03 x 14'7 (4.04m x 4.45m)

### Landing

6'3 x 3'1 (1.91m x 0.94m)

### Bedroom Two

9'5 x 11'1 (max) (2.87m x 3.38m (max))

### DIRECTIONS

From Cardigan head out northwards on the A487 and follow this road for about 5 miles until you reach the roundabout signposted Aberporth to the left. Turn left here for the village of Aberporth and follow this road into the village. As you come down the hill into Aberporth after the welcome to Aberporth sign turn left into Parc Y Plas. Follow the road all the way into the Cul De -Sac of Clos Y Fferm, at the bottom of the Cul De Sac you will see number 24, denoted by our for sale board. What three words///rooting.conveying.sand)



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