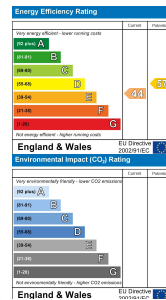


## Quarry House Aberporth, Cardigan, SA43 2BT

- Immaculately Presented
- Popular Coastal Location
- Investment Opportunity
- Garden To Front & Rear
- Electric Heating & Solar
- Four Bedrooms
- Ample Off Road Parking
- Full Of Character & Charm
- Walking Distance To Coast
- EPC Rating: E

**Offers In The Region Of £390,000**

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



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EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

*The Agent that goes the Extra Mile*







An immaculately presented semi-detached house situated in the popular coastal village of Aberporth. The property is currently being utilised as a holiday let, and would make a great family home. Just walking distance to Aberporth beach and amenities and benefitting from four double bedrooms, three bath/shower rooms, ample off road parking and a garden to the rear.

Believed to date back to the early 1900s, the property is full of character and charm with its feature stone walls, and wooden beams. The accommodation briefly comprises, an entrance hallway with a door to the right into the ground floor bedroom, where there are patio doors to the rear garden. There is a shower room, and living room, again with patio doors which allows natural light to flood into the property. There is a modern fitted kitchen with matching wall and base units, there is a fitted bench and plenty of room for a dining table. Under the stairs there is a WC/utility area. The staircase leads to the first floor where there is a bathroom and two well presented bedrooms, one of which benefiting from an ensuite shower room. A further staircase leads to the top floor where there is a bedroom, with wooden beams and a wonderful view overlooking the coastline!

Externally, the property is approached via a gated driveway offering ample of road parking for several vehicles. To the front there low maintenance gravel surrounded by flower beds and shrubs. The rear garden can be accessed via the side of the property, through the living room or bedroom one. There is a patio area, offering the perfect spot to sit and enjoy the garden. Beneath the patio the garden is laid mainly to lawn with a variety of mature trees and shrubs. The garden also benefits from an outdoor shower, perfect after arriving back from a day at the beach.



Viewing is highly recommended to appreciate this beautiful property.

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 and a village shop.

### 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. Go passed the Penrallt Hotel and as you go around the bend you will see the property on your right hand side. What 3 Words = ///steps.wired.pining



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