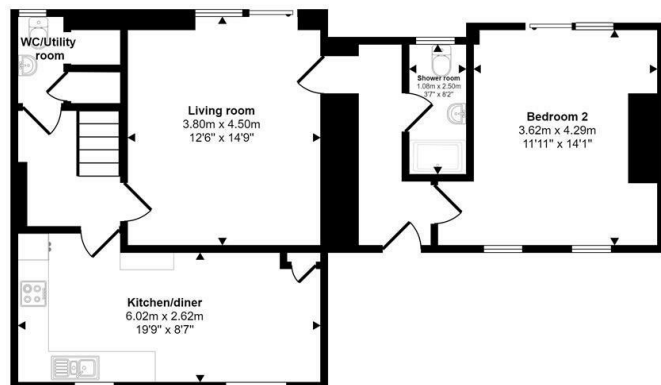
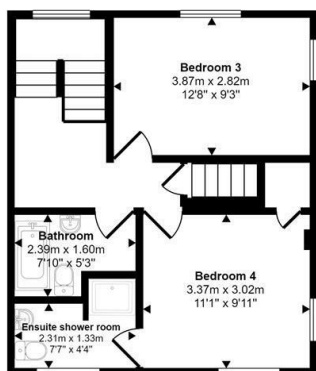


Approx Gross Internal Area  
144 sq m / 1551 sq ft

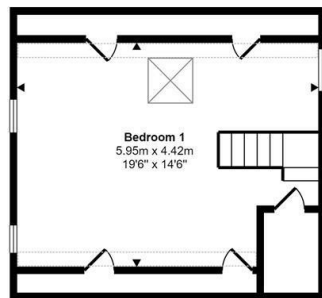


Ground Floor  
Approx 71 sq m / 761 sq ft

Denotes head height below 1.5m



First Floor  
Approx 41 sq m / 439 sq ft



Second Floor  
Approx 33 sq m / 351 sq ft

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 'E' Ceredigion

DRAINAGE: We are advised that this property is served by private drainage

ref:LW/AMS/08/24/OK/LG

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**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

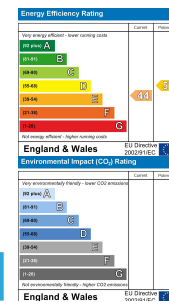


## Quarry House Aberporth, Cardigan, Ceredigion, SA43 2BT

- 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](mailto: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.