

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: Band 'F' Ceredigion

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

ref: LW/AMS/11/24/OK/11/24

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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.

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**

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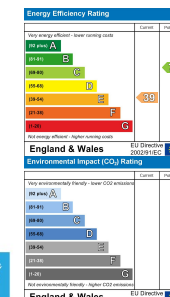


## Llys Yr Haul Tresaith Road, Aberporth, Cardigan, SA43 2EB

- Detached Bungalow
- Three/Four Bedrooms
- Two Bathrooms
- Sun Room to Rear
- Solid Fuel Central Heating
- Sea Views
- Off Road Parking
- Popular Coastal Location
- Chain Free
- EPC Rating: E

**Offers In The Region Of £475,000**

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**The Agent that goes the Extra Mile**





A detached bungalow situated in the popular beautiful coastal village of Aberporth and just 1.3 miles to Tresaith beach and the Ceredigion coastal path. Within easy reach of the village school and amenities. To the front of the property there are sea views, overlooking Aberporth and to the right you can see Ynys Lochtyn. This would make a wonderful family home.

The accommodation briefly comprises, an entrance glass fronted porch, a great spot for keeping potted plants! There is an entrance hall with storage cupboard and door to the left into the dining room, where there are sea views. An arched opening leads into the kitchen which benefits from matching wall and base units. There is a generous sized living room (approx. 14'4" x 19'5"), built in shelving, feature fireplace with solid fuel boiler installed. There are also patio doors giving access to the front of the property, allowing natural light to flood though, and making the most of the view.

From the living room there is a door into a double bedroom which benefits from built in wardrobes. There is a further reception room, currently used as a living room but could be utilised as a fourth bedroom. Along the hallway there are a further two double bedrooms, one of which with has a walk in dressing room, the other has a built-in wardrobe and patio doors to the front. There are two bathrooms, both with separate bath and shower. Running along the back of the property there is a sizeable sunroom which can be accessed through the reception room or the kitchen. This offers a great spot to sit and relax.

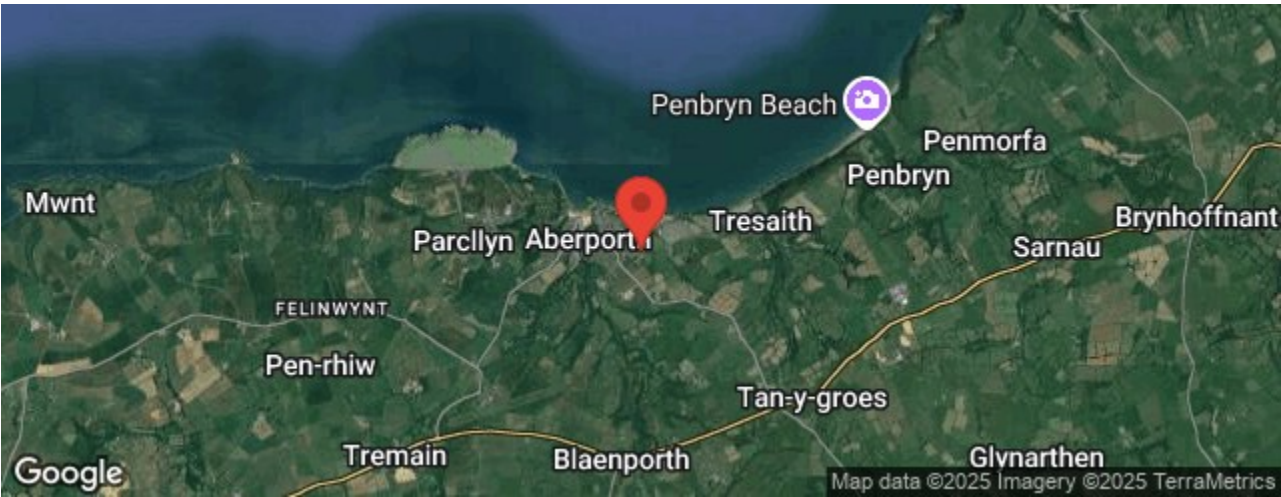
Externally, the property is accessed via a tarmac driveway offering parking for several vehicles. There is a raised lawn area where the best of the view can be seen. The rear garden can be accessed via either side of the property. There is a useful storage shed, and raised lawn with wall border. Additionally, there is an extra piece of ground to the left of the house that could be cleared and incorporated into the main garden. Viewing highly recommended !



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, takeaway restaurants, chemist & post office and a village shop.

### 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 mini-roundabout. Take the third exit turning right on the roundabout, continuing along the road and take the next left sign posted Ffordd Tresaith. Continue along the road for a short distance and the property will be on your right hand side, denoted by our for sale board. What three words - [///stages.fuse.ensemble](https://www.fuseensemble.com/stages)



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