

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 'D' Ceredigion

Ref: LW/AMS/04/25/OK_LW

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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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

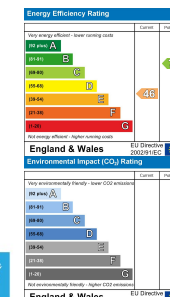


Penbrompen Aberporth, Cardigan, Ceredigion, SA43 2EP

- Renovated Seaside Cottage
- Beach / Sea Views
- Character Features Throughout
- Low Maintenance Outdoor Space
- Electric Heating
- Opposite The Beach In Sought After Village
- Three Bedrooms
- Cardigan Bay Coastline
- Off-Road Parking
- EPC Rating: E

Offers In The Region Of £425,000

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A beautifully renovated three-bedroom cottage, perfectly positioned in the coastal village of Aberporth — quite literally just a few steps from one of the village’s two stunning sandy beaches, part of the spectacular Cardigan Bay coastline. Originally a traditional fisherman’s cottage and an important part of the historic community, the current owners have thoughtfully modernised the property inside and out, carefully preserving its original charm while seamlessly introducing contemporary comforts. The cottage features an inviting open-plan living and dining area, a sleek modern kitchen, and three bedrooms with striking vaulted A-frame ceilings — all offering uninterrupted views of the beach, sea, and the breathtaking coastline beyond.

The accommodation welcomes you directly into the open-plan living and dining area, where a wood-burning stove sits proudly on a substantial slate hearth. Indian sandstone flooring flows throughout, complemented by exposed beams and front-facing windows with charming oak sills. Off the living space, through an opening, you'll find the modern kitchen — fitted with sleek wall and base units, integrated appliances including a dishwasher, a four-ring induction hob, a built-in electric oven, and space for a fridge/freezer.

A slender staircase rises from the open-plan living area to a split landing on the first floor. One side leads to three bedrooms — two are doubles, both enjoying beautiful beach and sea views through the added dormer windows, and a third bedroom ideal as a single room or a study. All bedrooms feature vaulted A-frame ceilings, a thoughtful renovation by the current owner to create a greater sense of space while preserving the cottage’s original character. The second landing leads to the rear of the house, where you'll find a separate W/C with a built-in wash hand basin, and a stylish modern shower room complete with a vanity wash hand basin, W/C, double walk-in shower cubicle and part-tiled walls.

Externally, the property offers a hardstanding parking space for one vehicle, conveniently located directly off the road. A metal gate and set of steps from the pavement lead to the entrance. To the front, a paved patio provides the perfect spot for al-fresco dining and relaxed social gatherings. There’s also a detached outbuilding featuring a partially open log store and closed area for storage.

This charming coastal cottage could be your ideal holiday escape or full-time home — book your viewing today!

About the Area - 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

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 past the first beach and a short distance later opposite the second beach you will find the property on your right hand side denoted by our For Sale Board. What Three Words - [///situation.pints.legwork](https://www.what3words.com/situation.pints.legwork)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.