

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

ref: LW/AMS/06/23/OK/AMS

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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.

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

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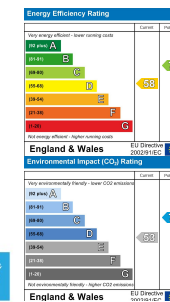


## 50 Parc Y Plas, Aberporth, Cardigan, Ceredigion, SA43 2BJ

- Detached Bungalow
- Three Double Bedrooms
- Two Shower Rooms
- Front & Rear Garden
- Oil Central Heating
- Walking Distance To Coast
- Two Reception Rooms
- Approx 7.5 Miles To Cardigan
- Off Road Parking & Garage
- EPC Rating: D

**Offers Over £375,000**

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







An exciting opportunity to purchase a property within walking distance to the sea! Located in the popular coastal village of Aberporth we have a three bedroom detached bungalow for sale. The property benefits from a front and rear garden, two reception rooms and off-road parking, making it a great family home or retirement property.

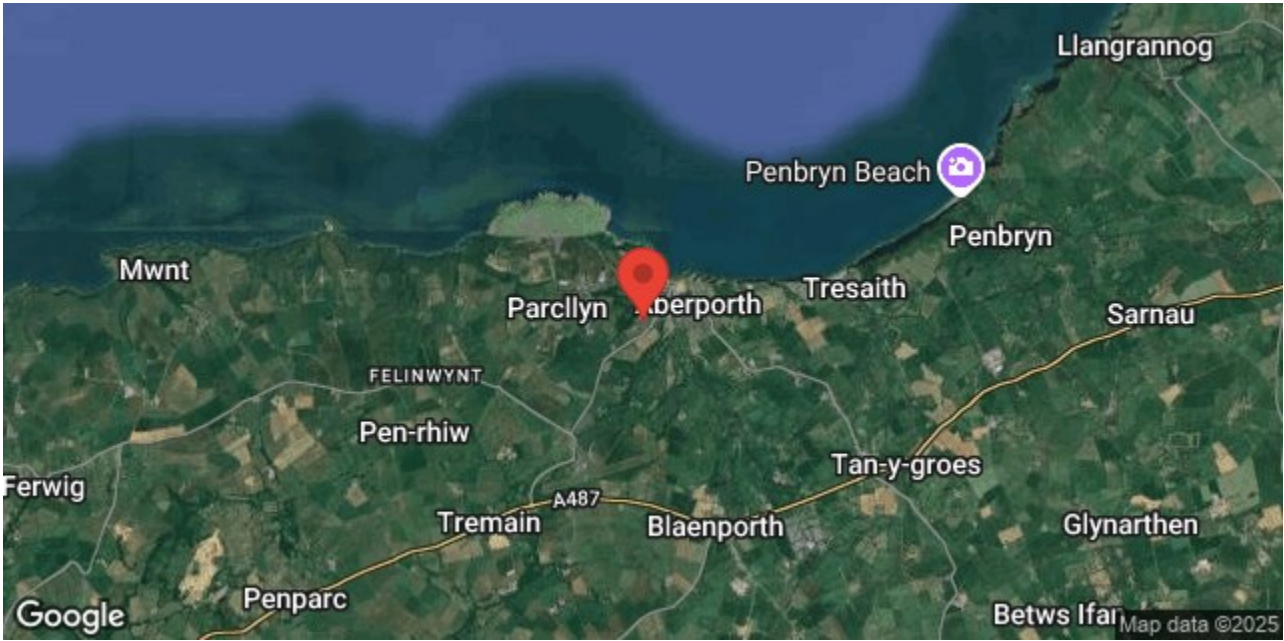
This homely accommodation briefly comprises: an entrance porch and hallway, lounge with feature fireplace and log burning stove, a kitchen with matching wall and base units and door leading out to the rear garden and a separate dining/living area. Down the hallway there is a family sized shower room and three double bedrooms one of which benefits from an ensuite shower room.

Externally the property is approached via a wooden gated entrance at the bottom of the cul-de-sac, benefitting from off road parking as well as a garage with power and lighting. There is a lawn area and low maintenance gravel with shrubs and flowers. There is gated side access to the rear of the property which is mainly laid to patio and gravelled areas with raised flower beds with lawned areas, generally a reasonably low maintenance garden with plenty of places to sit and relax. This is a great property just a short distance to the coast – viewing is 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

From Cardigan, take the A487 coast road to Blaenannerch. In the village, turn left for Aberporth. As you get to the village, going down the hill and just before the church (on the right) is the entrance to Parc y Plas on the left-hand side. Follow the road around and take the first turning right into a cul-de-sac where No 50 can be seen on the right-hand side.



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