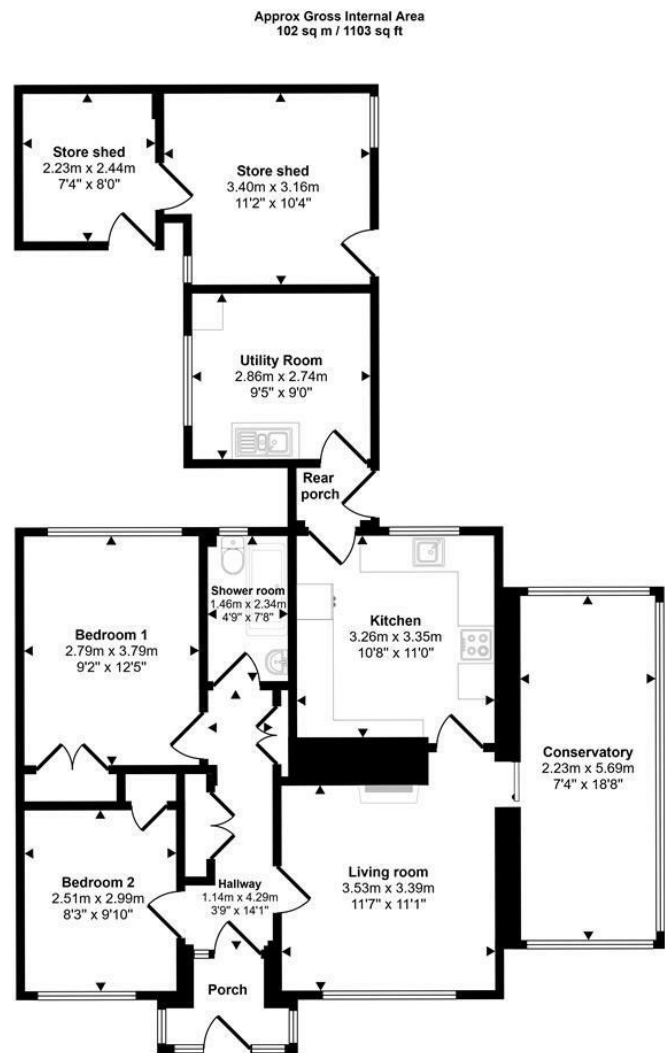




Floorplan

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 'B' Ceredigion County Council

ref: LW/AMS/06/25/OK

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

TELEPHONE: 01239 615915

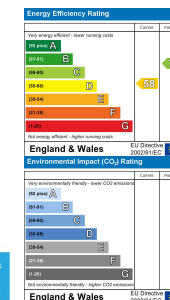


58 Brynglas, Aberporth, Cardigan, Ceredigion, SA43 2EQ

- Semi Detached Bungalow
- Two Bedrooms
- Living Room & Conservatory
- Walking Distance To Beaches
- Oil Central Heating
- Distant Sea Views
- Popular Coastal Location
- Kitchen & Utility Room
- Off Road Parking
- EPC Rating: D

Price £199,950

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



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The Agent that goes the Extra Mile





Located in the popular coastal village of Aberporth, this charming semi-detached bungalow is just a short walk from beautiful beaches and local amenities. The property offers two bedrooms, two reception rooms, and oil-fired central heating—making it an ideal home or holiday retreat.

The accommodation briefly comprises an entrance porch, providing a practical space for storing shoes and coats, leading through to a welcoming hallway. The living room features a fireplace with a gas fire and opens into a bright and airy conservatory, perfect for relaxing. The modern kitchen is fitted with matching wall and base units, offering ample storage and a convenient breakfast seating area. There is also an integral dishwasher, fridge and freezer. From here, there is access to the rear of the property and a useful utility room which houses the oil boiler. The bungalow offers two bedrooms, including a master, and a contemporary shower room fitted with a walk-in shower, wash basin, and WC.

Externally, the front of the property features a low-maintenance gravel area, ideal for displaying potted plants. This extends around to the side, where there is potential to create a pond—previously used by the current owners to keep carp.

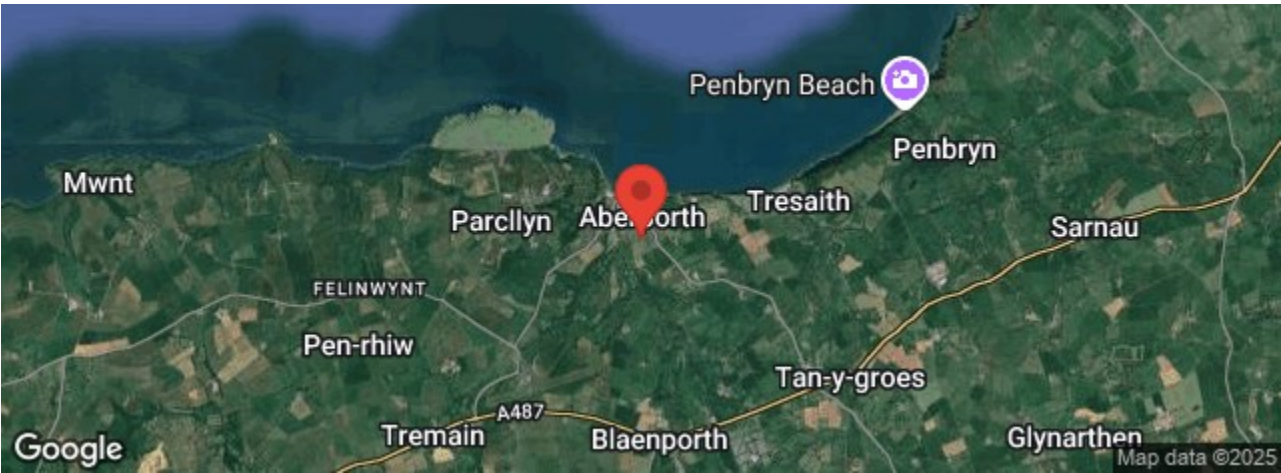
To the rear, there is generous off-road parking for several vehicles and access to a useful outbuilding, currently used for storage. Beyond the outbuilding, you'll find another gravelled space that would make an ideal low-maintenance seating.

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 cafe, 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 round towards Aberporth. Continue along the road going passed the two beaches until you reach the mini-roundabout. Take the third exit turning right on the roundabout, continue along the road for a short distance, take the next right and then take the first right into Brynglas. Follow the road and the property is the second bungalow on your left, denoted by our for sale board. What three words



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