



**Blaenwaun, Aberporth Road, Cardigan, SA43 2HS**

**Offers in the region of £320,000**



**CARDIGAN  
BAY  
PROPERTIES**

EST 2021







BLAENWAUN



- 2 bed detached cottage
- Previous planning granted in 1991 on side of garden for dwelling (now lapsed)
- Ground floor bathroom & first floor WC
- Detached garage and store shed
- 1 mile to Aberporth beach and coastal path
- 0.33 acre grounds with off road parking
- Character cottage, in need of some updating in places
- Wood burning stove
- Less than 8 miles to Cardigan town
- Energy Rating: G

## About The Property

Sitting on the outskirts of the coastal village of Aberporth, this characterful cottage is ideal for anyone looking for a coastal property. Sitting on a generous 0.33 acre plot, with off road parking and also a potential plot (STPP) to the side, off the main garden which has previously had planning permission for a dwelling back in 1991 (now lapsed). Whilst in need of some updating in places, this property boasts original features and a cosy wood burning stove and offers a blend of traditional charm and modern comfort.

Aberporth itself is a vibrant village with a range of amenities including a village shop, post office, pharmacy, pub, cafe, Indian takeaway, chip shop, primary school, and nursery. The proximity to the coastal path allows for easy access to the stunning Ceredigion Coastal Path in Cardigan Bay, offering breathtaking views of the Welsh coastline.

There is a front door into a porch, which leads into the lounge, but you will most likely use the back door as your main entrance, this door opens into the rear hall, with space for your coats and shoes, a door leads into the ground floor bathroom (with bath and shower over, toilet and wash hand basin) and another door leads into the kitchen. The kitchen has a modern range of matching wall and base units with worktop over, a sink and drainer, an electric oven and hob with extractor, space for an under-counter fridge/freezer, space and plumbing for a washing machine, and steps down to a door which leads into the open plan lounge/diner.

This room is full of character and charm with exposed beams, a wood burning stove on a slate hearth at the lounge end, and a feature fireplace in the dining area, double doors lead out to the front porch, and stairs lead up to the first floor.

Off the landing on the first-floor doors lead to two double bedrooms both with exposed floorboards and one with built-in cupboard, and a WC with a toilet and sink.



### Externally:

Situated on a generous 0.33 acre plot, this property provides ample off-road parking along with a detached garage and storage shed, offering plenty of space for storage or hobbies. The grounds feature a fruit tree, a lush lawn, and mature hedging, creating a picturesque setting for outdoor enjoyment.

One of the highlights of this property is the potential plot (Subject to Planning Permission approval) to the side, previously

granted planning permission in 1991 for a dwelling, offering a unique opportunity for expansion or development. Just a mile away from Aberporth beach and local amenities, and a short 7.9-mile drive to the bustling market town of Cardigan, this cottage combines tranquillity with convenience.

Don't miss out on the chance to own a piece of coastal property with endless possibilities. Embrace the laid-back lifestyle of Aberporth and make this cottage

your own, this cottage is perfect for those seeking a retreat by the sea.

Rear Hall

3'2" x 6'8"

Bathroom

6'8" x 7'10"

Kitchen

8'2" x 11'5"

Lounge/Diner

12'11" x 24'8"

Porch

Landing

6'6" x 2'6"

Bedroom 1

13'7" x 15'8" max, I shaped

Bedroom 2

13'6" x 9'4" max

WC

3'10" x 4'9" max I shaped

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT  
OWNER(S) THAT THIS PROPERTY BENEFITS  
FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Ceredigion  
County Council  
TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage  
Parking

PROPERTY CONSTRUCTION: Traditional  
Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the  
hot water and central heating

BROADBAND: Connected - TYPE -

Standard/superfast - up to 21 Mbps

Download, up to 4 Mbps upload - PLEASE

CHECK COVERAGE FOR THIS PROPERTY

HERE - <https://checker.ofcom.org.uk/>

(Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL:

Signal Available , please check network  
providers for availability, or please check  
OfCom here -

<https://checker.ofcom.org.uk/> (Link to

<https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised  
that there are none that they are aware  
of.

RESTRICTIONS: The seller has advised that  
there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has  
advised that there are none that they are  
aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface  
Water: N/A

COASTAL EROSION RISK: None in this







location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of. There was planning approved for a plot on the additional garden belonging to this property back in 1991, this has now lapsed and the roadside access closed off, but buyers could make their own enquiries with the council as to if this would be possible in the future, this is STPP.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Property is on the side of the B4333. This property has CCTV in place.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and

services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/HW/09/24/OK

















A white shelving unit filled with numerous DVD and Blu-ray cases. The top shelf holds several small figurines. Visible titles include 'ALF', 'FRASIER', and 'MARTIN'. The unit is positioned against a white wall.

A dining table with four plaid chairs. A black jacket is draped over one of the chairs. A purple stick vacuum is leaning against the table. The table is cluttered with various items, including a coffee maker and some containers.

A red and black canister vacuum cleaner with a long black flexible hose and a black power cord. It is positioned on the light wood floor.

A purple stick vacuum cleaner with a white handle and a purple base. It is leaning against the dining table.

A blue-painted wall featuring a 'WELCOME' banner with white letters on a dark background. Below the banner is a wooden plaque with three sailboats. A cane is leaning against the wall to the right.

A white wooden door with two frosted glass panes. A cane is leaning against the wall to the left of the door. The door is set in a white frame.

A bright, rectangular patch of light on the light wood floor, likely from a window or skylight.









#### **DIRECTIONS:**

From Cardigan take the A487 towards Aberaeron. Stay on this road to the crossroads at Gogerddan. Turn left here towards Aberporth.

Follow this road towards Aberporth for approx 1.5km. The road narrows and as it widens again, Blaenwaun is located on the right-hand side, with the timber gate.

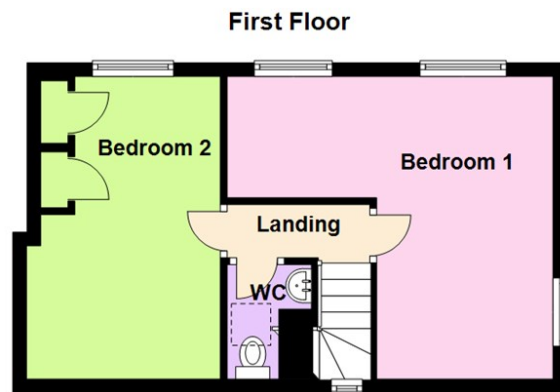
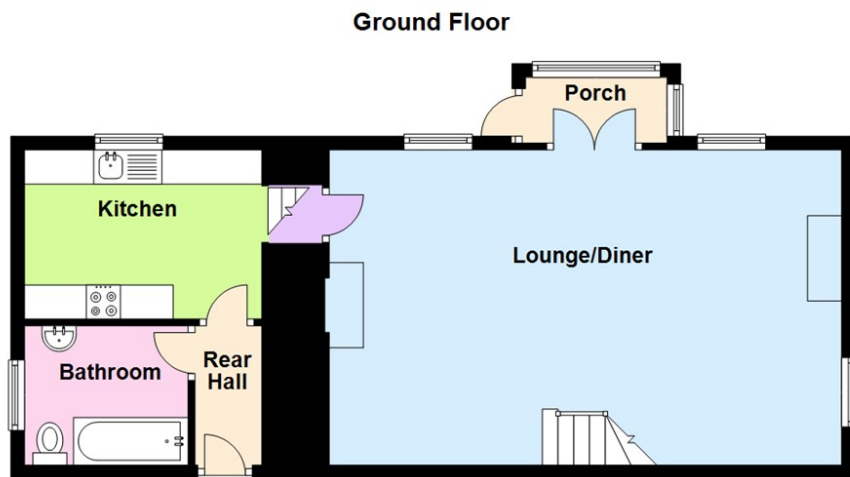
#### **INFORMATION ABOUT THE AREA:**

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>18</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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