

Approx Gross Internal Area  
105 sq m / 1130 sq ft



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 'E' Ceredigion County Council

ref:LW/AMS/06/26/OK

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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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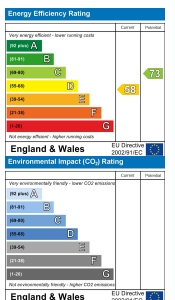


### Wayside Cein Erw, Aberporth, Ceredigion, SA43 2DY

- Detached Bungalow
- Walking Distance of Aberporth Beach
- Kitchen/Diner
- Off Road Parking
- Oil Central Heating
- Popular Coastal Location
- Three Bedrooms
- Garage
- Low Maintenance Garden
- EPC Rating: D

Offers In The Region Of £365,000

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**The Agent that goes the Extra Mile**





A detached bungalow situated in the popular coastal village of Aberporth, within walking distance of the village's two sandy beaches and the stunning Ceredigion Coastal Path. Offering versatile accommodation, off-road parking, a garage, and a low maintenance garden.



The property is entered via the welcoming living room, which features a fireplace with an electric fire, creating a cosy focal point. Glazed double doors provide access to the side parking area and allow plenty of natural light into the room. The kitchen is fitted with a range of matching wall and base units and enjoys a pleasant outlook to the front of the property. There is ample space for a dining table and freestanding appliances. Adjacent to the kitchen is a versatile study, which benefits from a door leading to the rear garden. This room could equally serve as a third bedroom. A hallway leads to two double bedrooms, one of which benefits from built-in wardrobes. Completing the accommodation is the bathroom, fitted with a WC, wash hand basin, and a bath with shower over.

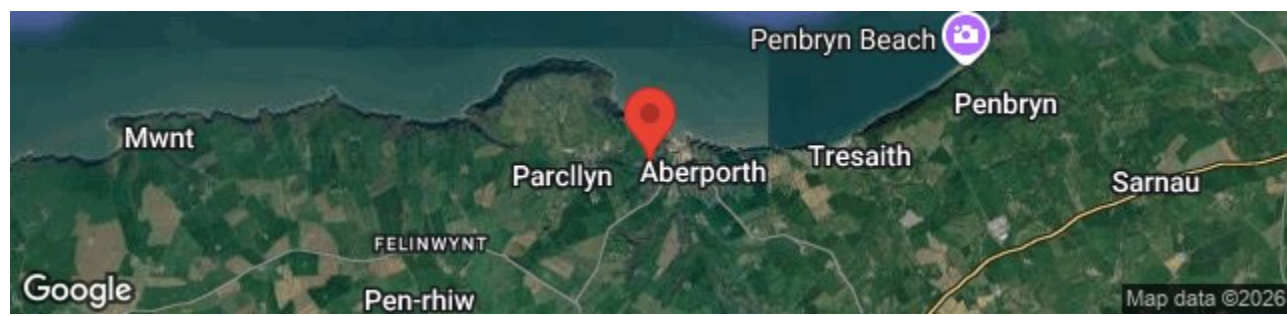
Externally, the property enjoys lawned gardens to the front and side. To the rear, the garden has been designed with ease of maintenance in mind, featuring a terraced layout with a gravelled area and steps leading up to a lawned section. Offering a great spot to sit and relax. To the side of the property, there is off-road parking for two vehicles and access to the garage, which benefits from power and lighting and has a window to the side offering excellent potential to convert to a living space which could also be incorporated into the main house (subject to planning consent).

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 nursery schools, beach cafes, a community hall, a pub serving food, and fish 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, turning left onto Hilltop Way. Continue along this road and turn right onto Pennar Road. Proceed down the hill towards the beach. Until you see a sign for Cein Eirw. Take this turning, right and the bungalow will be located on your right hand side. What three words - ///cyclones.wanting.weaved



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