



 CARDIGAN BAY PROPERTIES  
EST 2021

14, Ffordd Y Bedol, Cardigan, SA43 2ET  
Offers in the region of £289,000

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BAY  
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# 14, Ffordd Y Bedol, Aberporth, SA43 2ET

- Detached bungalow in Aberporth
- Sea views from front and rear
- Recently updated kitchen
- Solar panels for efficiency
- Enclosed rear garden with deck
- Walking distance to the beach
- Two-bedroom accommodation
- Air source heating installed
- Driveway parking and garage
- Energy Rating: B

## About The Property

Looking for a detached bungalow with distant sea views, driveway parking, an attached garage and a sunny enclosed garden in one of the most popular coastal villages in West Wales? This well-kept Aberporth home offers two bedrooms, a recently updated kitchen, air source heating, solar panels and a lovely rear deck for sitting out, with Cardigan Bay close at hand.

Set within the ever-popular seaside village of Aberporth, this detached bungalow offers a very appealing mix of practicality, comfort and coastal character. With sea views enjoyed from both the front and rear gardens, the setting is one of the real attractions here, especially for anyone looking for a manageable home close to the coast in West Wales. Aberporth remains one of the best-known villages along this part of Cardigan Bay, with its beaches, coastal walks and everyday amenities all helping make it such a sought-after place to live.

From the front, the property has a tidy and well-presented appearance, with an area of lawn and a driveway to the side providing parking for two vehicles and leading to the attached garage. A path runs down the other side of the bungalow, giving access to the kitchen door and on through to the rear garden, making the layout outside both practical and easy to manage.

The hallway sits at the centre of the home and gives access to all principal rooms, which works particularly well in a bungalow of this style. The accommodation feels straightforward and well arranged, with a nice balance between living space and bedrooms and has access to the loft.

The lounge is a comfortable main reception room with a front-facing window drawing in good natural light and making the most of the distant sea view. A fireplace with tiled hearth and wooden surround creates a focal point, currently fitted with a gas fire, and the room has a warm, homely feel that would suit day-to-day living just as well as weekends by the coast.

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Details Continued:

The kitchen has been recently updated and gives the property a more modern edge. It is fitted with matching wall and base units in a smart contemporary style, along with a breakfast bar for casual dining or morning coffee.

Integrated appliances include a Bosch electric oven, hob and extractor, along with a built-in Hotpoint microwave, while there is also a sink and drainer and space for a freestanding fridge freezer. A door to the side provides direct access out of the house.

There are two bedrooms. Bedroom one is a good main room with space for wardrobes and the added benefit of a door opening straight out onto the

raised deck and rear garden. That connection to the outside works really well and gives the room an added sense of space. Bedroom two overlooks the rear garden and would make a very comfortable single room or a small double, depending on requirements.

The bathroom is fitted with a bath, wash basin and WC, with an obscured window bringing in natural light. It is simple, bright and functional, serving the bungalow well in its current form.

The attached garage provides useful extra storage and also houses the hot water tank. For many buyers, that extra enclosed space will be a real advantage, whether for storage, hobby

use or simply keeping outdoor and beach equipment tucked away.

Externally:

Outside, the rear garden is a particularly attractive part of the property. Enclosed by fencing and mature hedging, it feels nicely sheltered and enjoys a sunny aspect that makes the raised decking area especially appealing for outdoor dining or sitting out in the afternoon sun. Beyond the garden, there are distant views towards the sea, which add another reminder of how close the coastline is here. The combination of deck and garden gives the outside space a very usable feel without becoming too demanding to maintain.

The addition of solar panels and air source heating is another strong point, bringing a more energy-conscious element to the property and adding to its overall appeal.

For anyone searching for a coastal bungalow in Aberporth, this is a solid and well-presented home in a very popular part of West Wales, with sea views, useful parking, a garage and a sunny enclosed garden all helping it stand out. To arrange a viewing and see how it all comes together, please get in touch.

INFORMATION ABOUT THE AREA:

Aberporth is one of the most popular seaside villages along the Cardigan Bay coastline in West Wales, known for its two sandy beaches, sheltered coves and easy access to the Ceredigion Coastal Path. The village itself offers a good range of everyday amenities including a convenience shop, café, pub, takeaway options and a primary school, making it practical as well as scenic. The nearby market town of Cardigan

is just a short drive away, providing a wider selection of independent shops, supermarkets, schools and leisure facilities, while the surrounding coastline and countryside offer plenty of opportunities for walking, wildlife spotting and enjoying the best of West Wales living.

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.

Hallway  
13'9" x 2'11" max, I shaped

Lounge  
10'8" x 15'7"

Kitchen  
8'7" x 11'10"

Bedroom 1  
10'4" x 11'9"

Bedroom 2  
9'0" x 11'9"

Bathroom  
5'6" x 6'9"

Attached Garage  
8'0" x 16'0"

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

PROPERTY CONSTRUCTION: Traditional Build, Block





and Brick

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity - the owners have provided us with the following figures from 1st January 2025 - 31st December 2025: Electricity usage including heating and hot water - Used 3949.16 kw - £1163.57. Exported 3,246.12 kw - £486.92. Total Electricity cost 2025 - £676.65 (£56 a month)

WATER SUPPLY: Mains

HEATING: Air Source Heating

BROADBAND: Connected - TYPE - Superfast with speeds up to 6 Mbps Download, up to 17Mbps upload \*\*\* FTTP- PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

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

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, 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 no issues 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.

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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC -** these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

**VIEWINGS:** By appointment only. Property is on an estate, tucked off on a smaller section. Please read the important information section above.

**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.

HW/HW/03/26/OK













### DIRECTIONS:

From Cardigan head northwards until you reach the Gogerddan junction just before Tanygroes. Turn left here to Aberporth and follow this road all the way into the village. As you enter the village you will see a right turn for Tresaith, turn right here and take the second left into the Heol y Graig estate. Take your first left into Ffordd y Bedol and this property will be found just as you go around the bend on the left hand side, denoted by our for sale board.: What3Words: ///gravitate.bumpy.retaliat





Approximate total area<sup>(1)</sup>  
67.5 m<sup>2</sup>  
Balconies and terraces  
24.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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