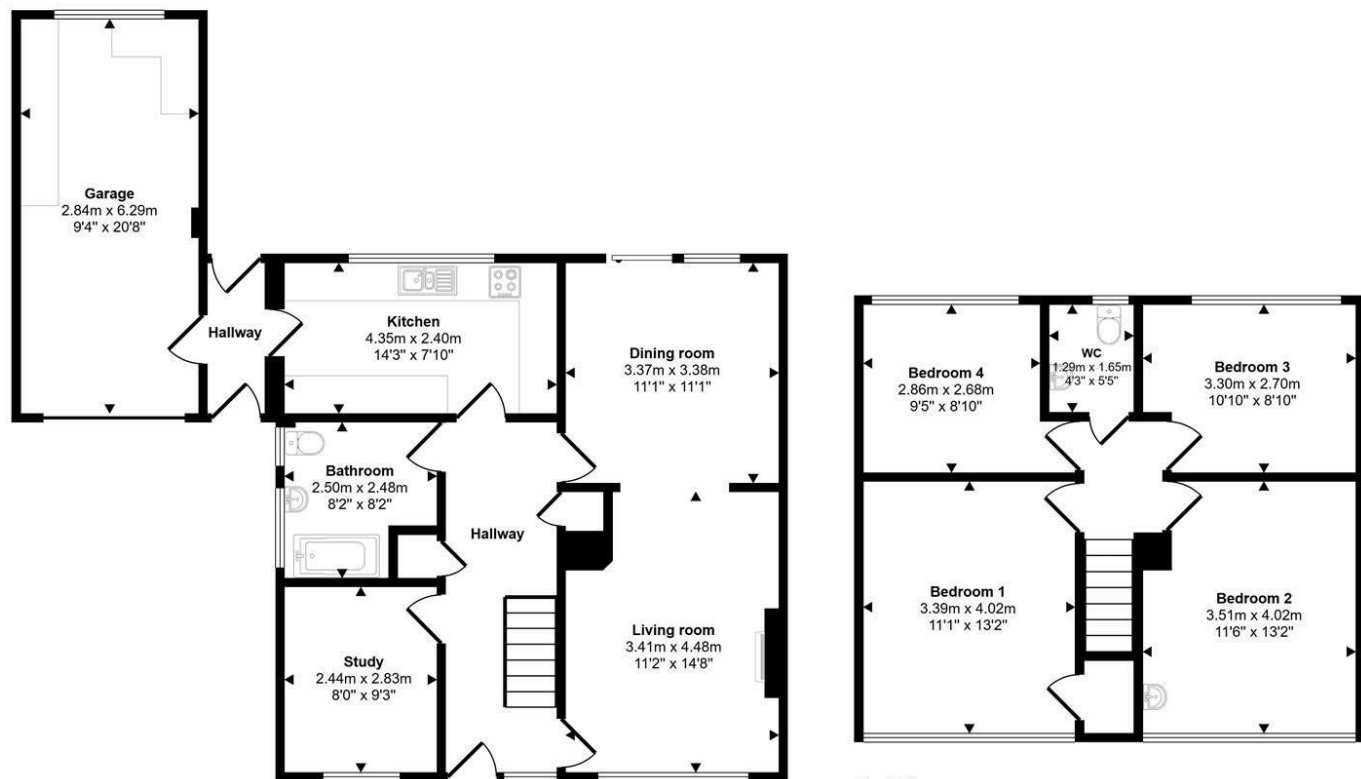


Approx Gross Internal Area  
138 sq m / 1490 sq ft



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/10/25/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**

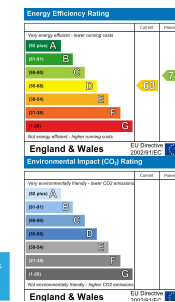
41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



## Cae Plas Parc Y Plas, Aberporth, Cardigan, SA43 2BJ

- Link - Detached Dormer Bungalow
- Wonderful Sea Views
- Well Presented
- Within Easy Reach of Schools and Amenities
- Oil Central Heating
- Four Bedrooms
- Walking Distance to Two Sandy Beaches
- Gardens to Front and Rear
- Off Road Parking & Garage
- EPC Rating: D



## Offers In The Region Of £395,000

**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

**The Agent that goes the Extra Mile**





An exciting opportunity to own a four-bedroom link-detached dormer bungalow, just a short walk from the sea in the sought-after coastal village of Aberporth. Enjoy wonderful sea views and the charm of coastal living in this well-positioned home, ideal for families. The property features two reception rooms, front and rear gardens, and convenient off-road parking.

The accommodation briefly comprises a welcoming entrance hallway leading into a living room, which opens into the adjoining dining room. A picture window in the living area perfectly frames the stunning sea views, filling the space with natural light. The kitchen is well-equipped with matching fitted wall and base units, and includes integrated appliances such as a dishwasher, fridge, and washing machine. Also on the ground floor is a useful study—ideal for home working—as well as a family bathroom featuring a shower over the bath, WC, and wash basin.

A staircase leads to the first floor, where you'll find four double bedrooms. Two of the front-facing bedrooms enjoy beautiful sea views. Completing the upstairs is a convenient WC with wash basin. Externally, the property enjoys a well-maintained front garden, mainly laid to lawn and complemented by a variety of mature shrubs. To the side, there is off-road parking for several vehicles, along with access to the garage. The garage has provides a practical storage space and is fitted with cupboards and worktops.



The rear garden can be reached via a side pathway or directly from the kitchen. It features a paved patio area with built-in seating—an ideal space for outdoor dining, entertaining, or relaxing. A few steps lead up to a lawned area, bordered by established hedging and shrubs. The garden offers a great spot to sit relax, and enjoy your surroundings.

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 the property will be found on your left hand side. What three words - ///retaliate.amount.flamenco



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

