

**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 'C' Ceredigion County Council

ref: LW/AMS/08/25/OK/LW

**FACEBOOK & TWITTER**

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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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## 6 Cambrian Way, Blaenannerch, Cardigan, Ceredigion, SA43 2BW

- Semi Detached House
- Three Bedrooms
- Well Presented
- Modern Accommodation
- Garden To Front & Rear
- Off Road Parking
- Garage
- Oil Central Heating
- Open Plan Kitchen/Diner
- EPC Rating: D

**Offers In The Region Of £245,000**

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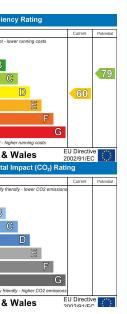
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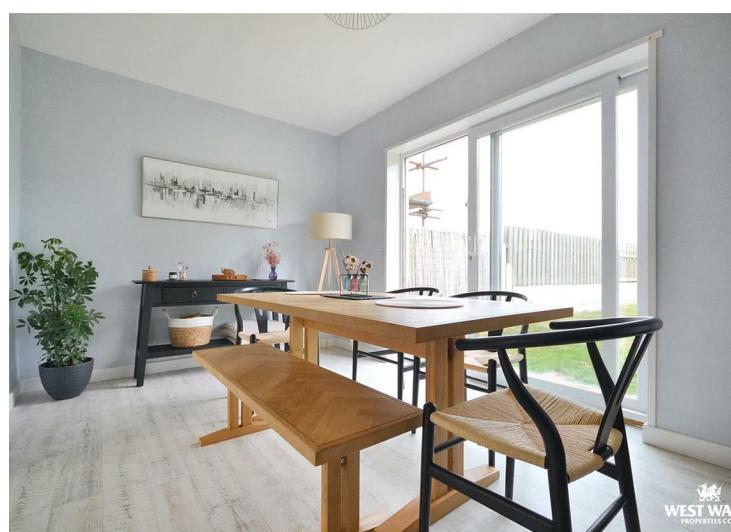
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**The Agent that goes the Extra Mile**





Situated in the village of Blaenannerch, this beautifully presented home is located just 1.8 miles from the popular coastal village of Aberporth. Offering modern accommodation throughout, the property features three bedrooms, gardens to the front and rear and oil central heating. This would make an ideal family home or first time buy.

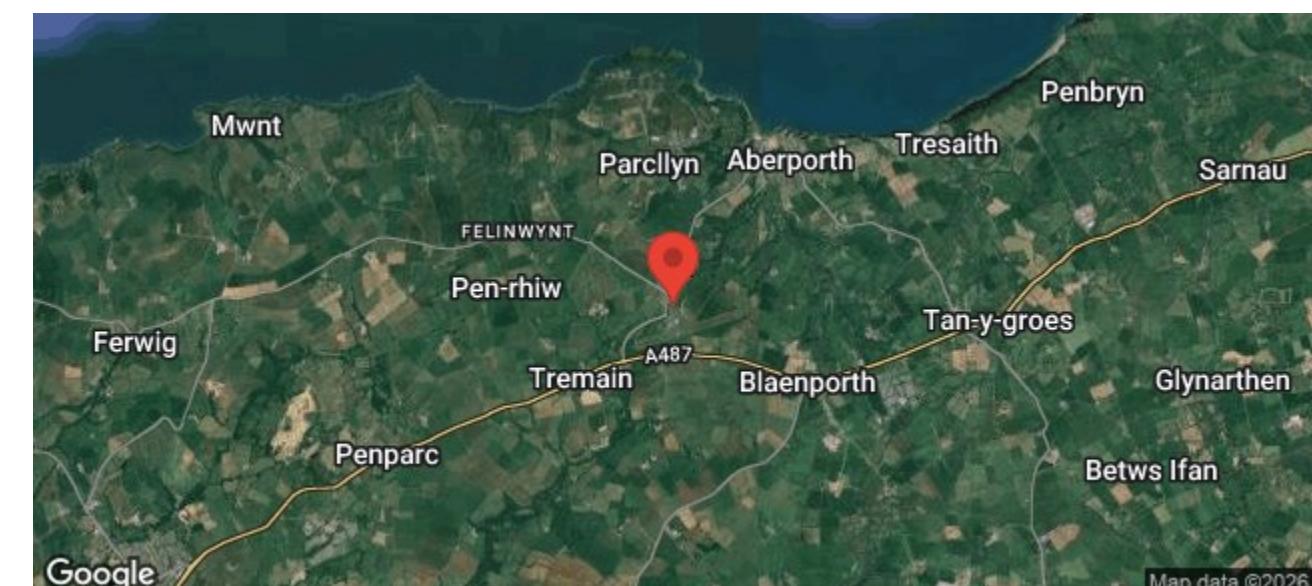
The accommodation briefly comprises an entrance hallway with a ground floor WC and convenient space for coats and shoes. To the left, a well-presented living room offers a bright and neutral setting. An opening from here leads into the open-plan kitchen and dining area. The modern kitchen is fitted with matching wall and base units, marble-effect worktops, integrated dishwasher, oven and hob, and a breakfast bar. From the dining area, patio doors open directly to the garden, seamlessly blending indoor and outdoor living. Upstairs, the first-floor landing provides access to a storage cupboard and three bedrooms, two of which are doubles. The family bathroom is well-appointed with a separate bath and shower.

Externally, to the front the property there is a lawned garden, off-road parking for multiple vehicles, and access to the garage. The rear garden can be reached via a side gate, through the dining room patio doors, or directly from the kitchen. The garden is enclosed, it is laid mainly to lawn with a planted border along one side. The garden has great potential and offers an ideal spot to sit and relax.

The village of Blaenannerch is situated 5.1 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth. Main amenities are found in Cardigan where the town boasts a Castle, a primary and secondary school, a further education college, super markets and superstores, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

## DIRECTIONS

Head out of Cardigan along the A487 north. At the roundabout in Blaenannerch turn left for Aberporth. Turn left at the next Roundabout and follow road left signposted Aberporth. Take the first left into Cambrian Way. Follow the road to the right and the property will be found on your left hand side denoted by our for sale board. What three words - //workbench.strong.vacancies



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