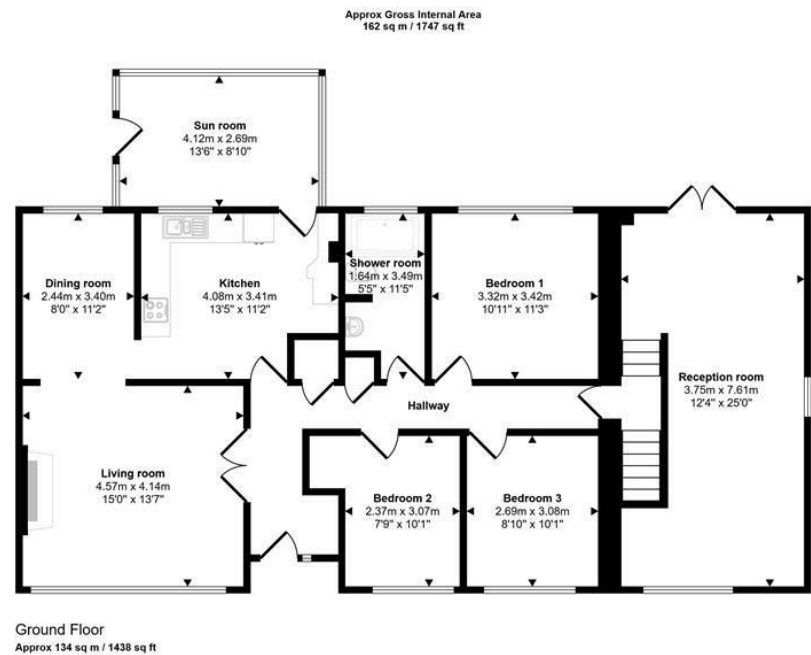


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 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: LG/AMS/06/25/OK

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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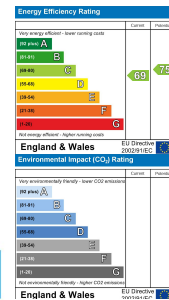


Pencartws Tresaith Road, Aberporth, Ceredigion, SA43 2EB

- Detached Property
- Walking Distance To Beach
- Four Bedrooms
- Wrap Around Garden
- Gas Heating, Solar Panels
- Popular Coastal Location
- Three Reception Rooms
- Off Road Parking
- Distant Sea Views
- Energy Rating: E

Offers In The Region Of £325,000

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The Agent that goes the Extra Mile



Located in the popular coastal village of Aberporth, this charming detached property is just a short walk from two beautiful sandy beaches and local amenities. The property is part traditional construction and part timber framed. The home offers four bedrooms, three reception rooms, and a wrap-around garden. Ideal as a family residence.

The property briefly comprises, an entrance hallway with a door to the left leading into a living room, where a wall of floor-to-ceiling windows floods the space with natural light. This room also features a fireplace with a log-burning/multi-fuel stove, adding warmth and character. An arched opening connects the living room to a dining area, which in turn provides access to the kitchen. The kitchen is fitted with matching wall and base units, from here a door leads into the sun room, which overlooks the rear garden and provides direct access to the outdoor space.

Leading off the hallway are three double bedrooms and a family bathroom. At the end of the hall, a door opens into the property's extension. A few steps descend into an additional reception room, featuring a door that opens directly onto the rear garden. From here, a staircase leads to the first floor where you'll find a bedroom complete with an en-suite shower room and a walk-in wardrobe. This space boasts exposed A-frame beams, a stained glass window, and offers a distant sea view.

Externally, the property is approached via a gated entrance, offering ample off-road parking for several vehicles. The front garden offers a range of mature shrubs, fruit trees, raised beds and flower beds. Accessed from both sides of the property, the rear garden is laid mainly to lawn and boasts a variety of established trees and shrubs. It also features a greenhouse and a garden shed, providing useful storage. A raised patio area offers an ideal spot to sit, relax, and enjoy the 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; schools, beach cafes, a community, an art studio and gallery, a pub, takeaway restaurants, chemist & post office 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 Parclyn. Continue along the road going passed the two beaches until you reach the mini-roundabout. Take the third exit turning right on the roundabout, continue along the road and take the next left sign posted Ffordd Tresaith. The property is the first one on your left hand side, situated on the corner. What three words - [///workshop.doses.bind](http://workshop.doses.bind)



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.