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Ground Floor Seaside Apartment. 100 yards from the beach. Llangrannog, West Wales.



Ground Floor Apartment Cilborth, Llangrannog, Ceredigion. SA44 6SL.

Ref R/3244/ID

£189,950

**** Delightful ground floor apartment within a stone's throw of the beach and sea front ** Offers comfortable nicely presented 2 bedroomed accommodation ** A rear opportunity ** Live in / rent out ** Outside seating / patio area ** Double glazing ****

Llangrannog lies alongside the Welsh Ceredigion Heritage Coastline and provides a secluded, picturesque cove with a lovely sandy beach. Has 2 pubs and an array of eating houses all within a few minutes walk. Less than 3 miles from the main A487 coast road, providing ease of access to the larger marketing and amenity centres of the area. Also within easy reach of several other picturesque bays and beaches along this Cardigan Bay coastline.



Living/Kitchen/Dining Room

13' 2" x 13' 2" (4.01m x 4.01m) Open plan room with laminate flooring, fitted kitchen with a range of base and wall cupboard units, formica working surfaces, Belling ceramic hob unit, stainless steel cooker hood, electric oven, stainless steel single drainer sink unit with mixer taps, appliances space with plumbing for washing machine, tiled splash back, double glazed window to front and rear, electric fireplace with surround, night storage heater.

Ground Floor

Entrance Hall

Via half glazed UPVC door, laminate flooring.

Double Bedroom 1

9' x 7' 3" (2.74m x 2.21m) with laminate flooring, built in wardrobe, double glazed window to front, electric night storage heater.





Inner Hall

With laminate flooring, leads to -

Double Bedroom 2

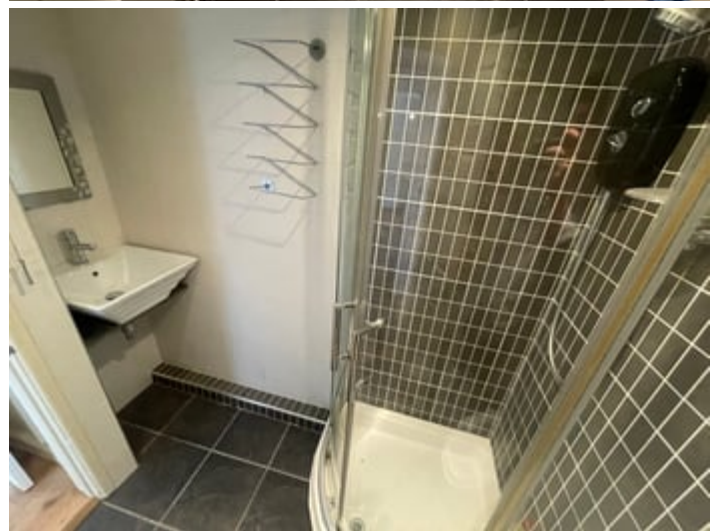
13' 4" x 7' 1" (4.06m x 2.16m) with electric night storage heater, built-in wardrobes.



Modern Shower Room

5' 5" x 6' 1" (1.65m x 1.85m) A modern white suite comprising of, corner shower unit with curved doors, Triton electric shower above, low level flush wc, pedestal wash hand

basin, heated towel rail, tiled walls, tiled floors, extractor fan.



Externally

Patio area

Across the lane is a pleasant patio area laid to slabs.





Services

We are advised the property benefits from mains electricity, water and drainage. Economy 7.

Directions

Travelling on the main A487 coast road between Aberaeron and Cardigan, at the village of Brynhoffnant turn right onto the B4334 Llangrannog road. Follow this road down right into the centre of the coastal resort of Llangrannog. You will see the main car park direct in front and The Ship Inn public house on the right. Turn right at this point, following a private No Through Road around to the right and the Apartment will be seen on the right hand side.