

*An imposing 6 Bed Detached Residence. Prominent village location. Aberporth - West Wales.*



Glen Usk, Aberporth, Cardigan, Ceredigion. SA43 2DA.

£495,000

Ref R/4091/ID

**\*\*A substantial and deceptively spacious 6 bed detached residence\*\*Aberporth village centre\*\*Lovely sea views over Cardigan bay\*\*Only 2 minute walk to the beach\*\*Spacious rear garden\*\*Private parking for 2 cars\*\*In need of modernisation\*\*Prominent village location\*\*An absolute Gem of a property in the heart of this popular coastal village\*\***

The property comprises of Vestibule, Ent Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs w.c. First Floor 3 Double Bedrooms, 1 Single Bedroom, Bathroom, Sep w.c. Second Floor - 2 Double Bedrooms and a Shower Room.

The property sits centrally within the village of Aberporth on the Cardigan Bay coastline. Is within walking distance of village amenities including shop, public houses, restaurants, cafes, launderette, primary school, places of worship, takeaways, sandy beaches and access to the All Wales coastal path. The larger town of Cardigan is some 15 minutes drive to the south with its wider range of local and national retailers, community Hospital and town centre amenities. The Pembrokeshire coast national park is some 20 minutes drive from the property.



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## GROUND FLOOR

### Vestibule



4' 5" x 3' 4" (1.35m x 1.02m) via hardwood door with 'Glen Usk' engraved fanlight above. Glazed double doors into -

### Entrance Hall

16' 7" x 6' 3" (5.05m x 1.91m) with stairs raising to first floor, central heating radiator, attractive cornices.



### Dining Room

11' 7" x 11' 8" (3.53m x 3.56m) with electric fire and ornate surround, raised hearth, dual aspect windows to front and side with sea view, central heating radiator, coved ceilings.

### Spacious Lounge

11' 7" x 23' 8" (3.53m x 7.21m) (max) with open fireplace with tiled hearth, double glazed window to front and rear, wall lights, exposed beams to ceiling, central heating radiator.







### Utility Room

10' 6" x 9' 6" (3.20m x 2.90m) with range of fitted base and wall cupboard units, plumbing for automatic washing machine, central heating radiator, exterior stable door, frosted window to side, stainless steel drainer sink.

### Downstairs w.c.

With low level flush w.c. pedestal wash hand basin.

## FIRST FLOOR

### Landing

front with a glimpse of the sea, built in wardrobe, central heating radiator, pedestal wash hand basin.



### Front Single Bedroom 3



8' 0" x 8' 3" (2.44m x 2.51m) with double glazed window to front with sea views, vanity unit with wash hand basin, central heating radiator.

### Front Double Bedroom 4

12' 0" x 9' 7" (3.66m x 2.92m) with dual aspect window to front and side with sea views, central heating radiator, fitted wardrobes, pedestal wash hand basin.



### Bathroom

9' 5" x 8' 8" (2.87m x 2.64m) having a 3 piece Avocado suite comprising of a panelled bath with Triton electric shower above, low level flush w.c. pedestal wash hand basin, dual aspect window to front and side, airing cupboard housing hot water tank.



### Separate w.c.

4' 2" x 3' 0" (1.27m x 0.91m) with low level flush w.c.



## SECOND FLOOR

### Double Bedroom 5

11' 8" x 14' 6" (3.56m x 4.42m) with large velux window to rear with views over the village and towards the coast and sea, central heating radiator.





hand basin.

## Double Bedroom 6

10' 3" x 12' 0" (3.12m x 3.66m) with double glazed window to side, velux window to rear, central heating radiator.



## EXTERNALLY

### To the Rear

Spacious tiered rear garden with upper patio laid to slabs, 2 tiers of timber decking. Benefiting from views over the village. Lower Garden area. Outside store shed and side access.



## MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## TENURE

The property is of Freehold Tenure.

## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## Services

The property benefits from mains electricity, water and drainage.

Council Tax Band - E Ceredigion County Council.

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** ADSL.

**Accessibility Types:** Level access.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

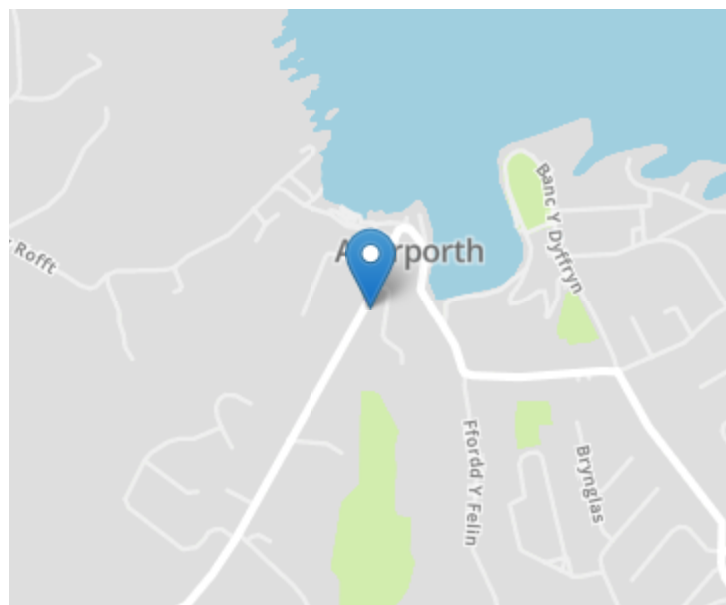
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

At the village centre by the beach car park on the B433 road, head south towards Cardigan, climbing up Rhiw Y Plas where you will see the hall on the left hand side and the property is immediately after the hall on the left hand side.

For further information or  
to arrange a viewing on this  
property please contact :

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