

*Delightful 2 bed detached property. Sea views over Cardigan Bay. Aberporth - West Wales.*



**Inveresk, Aberporth, Cardigan, Ceredigion. SA43 2DA.**

**£180,000**

**Ref R/4210/ID**

**\*\*LOCATION LOCATION LOCATION ! \*\*Delightful detached 2 Bed Property\*\* Non standard construction\*\*Breathtaking views over Cardigan Bay and towards Ynys Lochtyn\*\*Only 500 metres from the beach\*\*Double Glazing and Electric heating\*\*Private car parking for 2 vehicles\*\*Spacious garden\*\***

The property comprises of Ent Hall, Sep wc. Shower Room, Lounge/Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms.

The property is situated in the coastal village of Aberporth being a popular seaside resort on the Cardigan Bay coastline. The village benefits from an excellent bus service, primary school, pubs, cafes, restaurants, several shops and excellent sandy beaches. The All Wales coastal path runs along the nearby coast line. The property is within some 15 minutes drive from the larger urban contribution town of Cardigan offering a wide range of facilities and services including local and national retailers, lower and higher education facilities and 6th Form college.



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## THE ACCOMMODATION

### Entrance Hall

5' 9" x 7' 0" (1.75m x 2.13m) via half glazed upvc door with glazed side panel, door into storage cupboard.



### Separate w.c.

4' 5" x 3' 0" (1.35m x 0.91m) With frosted window to rear, dual flush w.c. pedestal wash hand basin.



### Shower Room

7' 9" x 5' 5" (2.36m x 1.65m) with a modern white suite comprising of a 900mm walk in shower with triton electric shower above, dual flush w.c. pedestal wash hand basin, stainless steel heated towel rail, frosted window to rear. Extractor fan.



### Lounge/Sitting Room

17' 9" x 10' 10" (5.41m x 3.30m) with picture window to front with spectacular views over Cardigan bay towards Ynys Lochtyn, double glazed window to side, economy 7 heater, TV point, storage cupboard.





### Kitchen/Dining Room

21' 0" x 8' 4" (6.40m x 2.54m) (max) with range of fitted base and wall cupboard units with formica working surfaces above, electric Whirlpool oven and grill, 4 ring electric hob, stainless steel extractor hood, stainless steel single drainer sink, space for tall fridge freezer, storage cupboard, tiled splash back, plumbing for automatic washing machine, split level leading down to -



### Dining Room Area

With large double glazed window to both sides and rear, space for 8 seater dining table, exterior door.



### Rear Double Bedroom 1

10' 5" x 12' 4" (3.17m x 3.76m) with large double glazed window to rear overlooking garden, economy 7 heater, built in cupboard.



### Front Double Bedroom 2

12' 7" x 10' 5" (3.84m x 3.17m) with picture window to front with sea views, economy 7 heater, range of built in wardrobes.



## EXTERNALLY

### To the Front

To the front is a raised sitting out area with superb views over Cardigan Bay.



### To the Rear

A spacious garden mostly laid to lawn with mature hedging to boundary.



### TENURE

The property is of Freehold Tenure.

### 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.

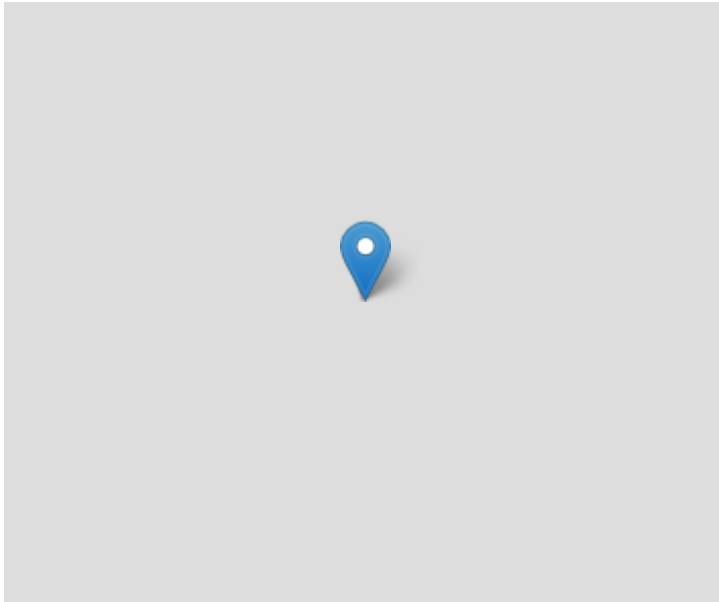
## **Services**

The property benefits from mains water, electricity and drainage. Economy 7 heating.

Council Tax Band - D (Ceredigion County Council)

### Directions

At the centre of Aberporth village, by the beach car park on the B4333 road, head south towards Cardigan up hill around the bend, climbing up Rhiw Y Plas, some 50 yards further on you will see a private road sign on the right hand side, immediately after a large pink property. Follow this private road for approximately 200 yards and the property will be on your right hand side in an elevated position.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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