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RICS



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Former Captains House, Coastal Views, Substantial 5/6 Bed Property. Aberporth - West Wales.



Morfa Gwyn, Aberporth, Cardigan, Ceredigion. SA43 2EN.

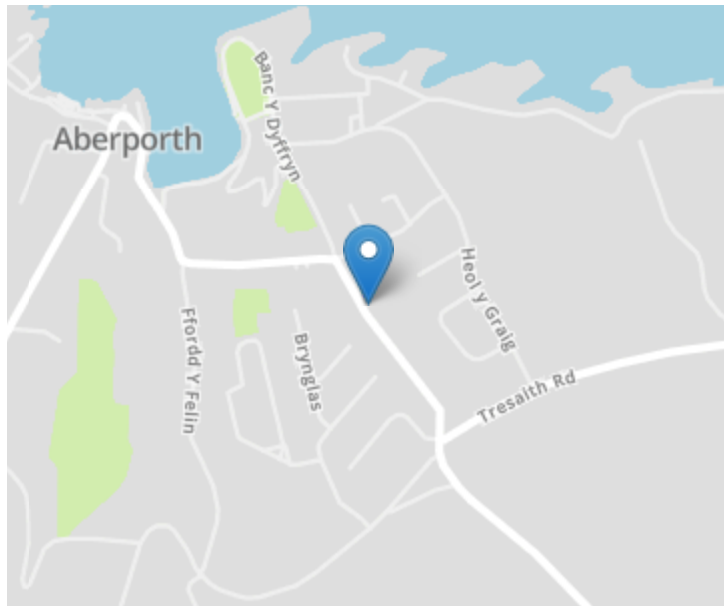
Ref R/2862/RD

£465,000

****Substantial and Deceptively spacious 5-6 bed Dwelling**Aberporth Village Centre**5 Minutes walk to Beach**Views over Cardigan Bay**Wonderful Private Rear Garden**Private Parking**Potential B&B/Guest House**Ideal for multi generational living**Ultimate Lifestyle Property being a close walking distance to village amenities****

****AN ABSOLUTE GEM OF A PROPERTY IN THE HEART OF THIS POPULAR COASTAL VILLAGE****

The property is set centrally within the village of Aberporth on the Cardigan Bay coastline. Walking distance of village amenities including local shop, public houses and restaurants, cafes, laundrette, primary school, places of worship, take aways, sandy beaches and access to the All Wales coastal footpath. 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.



GENERAL

A deceptively spacious property within the Centre of this popular village. Offering 5-6 bedroom accommodation across three floors. Providing potential for a Home with an Income as a B&B/Guest House or alternatively is ideal for multi generational living.

The property benefits from a wonderful private rear garden being carefully and well maintained with pockets of seating areas enjoying all day sun and with wonderful mature planting to borders.

The property enjoys views over Cardigan Bay from both the front and rear elevations.

Internally the property has a wealth of original character features which add to the appeal of this wonderful dwelling.

Must Be Viewed to be Appreciated.

GROUND FLOOR

Entrance Hallway

3' 7" x 21' 0" (1.09m x 6.40m) via a new Composite door with fan light over, exposed timber flooring, radiator, original staircase to 1st floor landing with under stairs cupboard.



Front Bedroom 1

16' 9" x 10' 6" (5.11m x 3.20m) a double bedroom with feature bay window to front, fitted cupboards, radiator, multiple sockets.



Front Bedroom 2

11' 1" x 15' 2" (3.38m x 4.62m) a double bedroom with feature bay window to front, radiator, multiple sockets. Alcoves.



Rear Bedroom 3

9' 5" x 12' 2" (2.87m x 3.71m) a double bedroom, rear window overlooking garden, radiator, multiple sockets, corner single wash hand basin, alcove, fitted cupboard.



Rear Porch

With upvc window and doors to all sides with side door to garden. Wood effect vinyl flooring.

Inner Hallway

With access to Utility Room and Shower Room. Having a 2nd rear staircase to first floor kitchen, exposed beams to ceiling, radiator.

Bedroom 4

12' 0" x 11' 5" (3.66m x 3.48m) a double bedroom, side window, multiple sockets, fireplace, TV point.



Utility Room

7' 6" x 7' 9" (2.29m x 2.36m) range of White base units with Formica worktops, stainless steel sink and drainer. Side window, fitted cupboards with radiator and washing machine connection.



Shower Room

3' 4" x 10' 8" (1.02m x 3.25m) a modern corner tiled shower unit with fitted towel rail, w.c. vinyl flooring, side window.



FIRST FLOOR

Landing

With window to half landing.

Lounge

17' 10" x 15' 6" (5.44m x 4.72m) feature bay window to front enjoying views over the village towards Cardigan Bay, feature electric fireplace, separate side window, radiator, TV point, multiple sockets.



Front Bedroom 5

9' 0" x 12' 2" (2.74m x 3.71m) bay window to front with views over the village, multiple sockets, radiator. Alcoves, single wash hand basin.



Bathroom

8' 9" x 9' 11" (2.67m x 3.02m) a white bathroom suite including sunken bath, single wash hand basin, w.c. radiator, rear window overlooking garden, airing cupboard.

Dining Room

12' 1" x 10' 10" (3.68m x 3.30m) accessed from the landing but also has access from the Kitchen and rear staircase. Being a great entertainment space with room for 8+ persons dining table, side window, radiator, multiple sockets, rear door to -



Kitchen

9' 1" x 10' 9" (2.77m x 3.28m) accessed from dining room and rear inner hallway staircase. Having high quality White base and wall units, fitted Hoover oven and grill with Indesit electric hobs, plumbing for dishwasher, dual aspect windows overlooking garden allowing excellent natural light, breakfast bar including stainless steel sink and drainer with mixer tap, tiled splash back, spot light to ceiling, space for dining table.





SECOND FLOOR

(Connecting from entrance hallway) Via original staircase with velux over with views over Cardigan Bay.

Sitting Room/Attic Room /Bedroom

26' 6" x 19' 7" (8.08m x 5.97m) an enjoyable, light relaxing space with potential to be used for entertainment area or potential bedroom, being one of the main features of the property with part exposed brick work to walls, feature rear window with excellent views over the garden and Cardigan Bay, tongue and groove boarding to walls and ceiling. Timber flooring, multiple sockets, BT Point/Wi Fi Point.

Potential to be self contained.



EXTERNALLY

To the Front

The property is accessed from the adjoining county road into a private parking area to the front of the property and additional free car park one minute walk away.

Side footpath leads to -



To the Rear

Rear garden, being a substantial property thus having the

garden to match it. A wonderful enclosed, private rear space with original slate flag stones, rear patio and footpaths area.

Painted brick Outhouse with storage area and separate w.c and external temperature controlled shower.

Pockets of seating areas throughout enjoying all day sunshine with mature planting and trees to boundaries. Mixed areas laid to lawn and patio with seating.





Brick Building



10' 10" x 5' 9" (3.30m x 1.75m) used as garden shed for storage with concrete base.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Central Heating via 2 year old boiler.

Directions

Heading North from Cardigan along the A487 proceed through the villages of Penparc, Tremain, Blaenannerch, Blaenporth until you get to Tanygroes. Take the 1st left hand exit sign posted Aberporth. Proceed for approximately 1½ miles into Aberporth. As you continue down into the village passing the turning for Tresaith the property is located some 100 yards down the road on the right hand side as identified by the Agents For Sale board, just before you get to the Morlan Hotel.