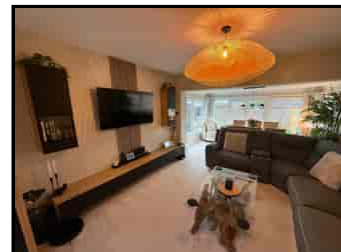


A stunning 3 bedroom coastal cottage renovated to a good standard. Sought after residential location. Aberporth - West Wales.



3 Heol Y Gorwel, Aberporth, Cardigan, Ceredigion. SA43 2HQ.

£320,000

Ref R/5033/ID

****Simply stunning costal cottage**Recently renovated to a high standard**Deceptively spacious 3 bed accommodation**Sought after residential locality**Popular coastal resort of Aberporth**Enclosed rear garden and summer house**Immaculately maintained and presented**A COASTAL GEM WORTHY OF AN EARLY VIEWING****

The accommodation provides front porch, entrance hall, kitchen/breakfast room, lounge, dining room, 2 double bedrooms and 1 single bedroom, bathroom.

The property is situated within the coastal village of Aberporth being a popular seaside resort along the Cardigan Bay coastline. The village benefits from excellent bus service, primary school, pubs, cafes, restaurants, several local shops and excellent sandy beaches. The All Wales coastal path runs along the nearby coastline. The village is some 15 minutes drive north of the larger town of Cardigan offering wider range of facilities and services including national and local retailers, community hospital, higher and lower education facilities, 6th form college, cinema, community hospital and much more.



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GENERAL

Since acquiring the property the vendors have invested significant time and money in the complete renovation of 3 Heol Y Gorwel. Works include - new kitchen, flooring, redecoration and much more.

THE ACCOMMODATION

Front Porch / Conservatory



8' 4" x 10' 6" (2.54m x 3.20m) via upvc sliding door, upvc double glazed surround, central heating radiator, laminate flooring, glazed upvc door into -

Entrance Hallway / Passageway



9' 3" x 10' 6" (2.82m x 3.20m) (max) with ceramic tile floor, spot lights to ceiling, hatch to loft, modern tall central heating

radiator. Glazed sliding door into -

Kitchen/Breakfast Room





10' 6" x 10' 4" (3.20m x 3.15m) a modern kitchen comprising of handleless base and wall cupboard units with composite working surfaces above, inset 1½ acrylic drainer sink, 'Electric' oven and integrated microwave, 4 ring ceramic hob with modern extractor above, ceramic tiled floor, double glazed window to front, upvc exterior door to side, breakfast bar, wine cooler, deep pan drawers, integrated fridge freezer, cupboard housing the Worcester Bosch combi boiler. A feature glazed double pocket doors leading into -

Lounge/Dining Room





12' 6" x 24' 8" (3.81m x 7.52m) a spacious open plan lounge with fitted media wall unit, display cabinets and tv stand, tv point. leading into -

Dining Area



With space for large dining table, patio doors to rear. Large double glazed windows to rear and sides, down lights, central heating radiator.

Shower Room



5' 5" x 6' 7" (1.65m x 2.01m) having a three piece white suite comprising of a corner shower unit with mains shower above, vanity unit with wash hand basin and concealed w.c. tiled walls, stainless steel drainer sink.

Rear Bedroom 1/Office/Utility Room



7' 2" x 10' 6" (2.18m x 3.20m) with double glazed window to rear, central heating radiator, plumbing for automatic washing machine and tumble dryer.

Rear Double Bedroom 2



11' 0" x 11' 9" (3.35m x 3.58m) with double glazed window to rear, central heating radiator, range of fitted wardrobes.

Front Double Bedroom 3



10' 8" x 9' 4" (3.25m x 2.84m) with double glazed window to front, central heating radiator, built in wardrobe.

EXTERNALLY

To The Front

The property is approached via an adopted estate road with front forecourt laid to lawn and tarmac parking area for 1 car.





Off Set Single Garage

With up and over door.

Pathways to side leading to the rear.

Rear Garden



An attractive enclosed rear garden area, mostly laid to lawn with patio laid to slabs and raised flower beds to boundary. Benefits from a timber garden shed.

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.

VIEWING ARRANGEMENTS

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating system.

Council Tax Band C (Ceredigion Council Council).

Tenure - Freehold.

Floor Plan



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

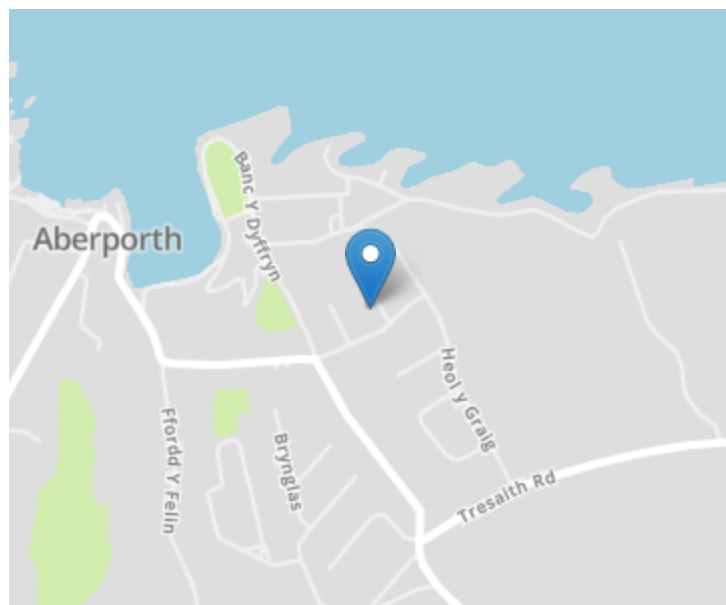
Any risk of coastal erosion? No

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

Travelling on the main A487 road from Cardigan towards Aberaeron. Proceed to the village of Tanygroes and turn north on the B433 Aberporth road. Follow this road for some 3 miles into the village of Aberporth. As you drive into the village and reach the mini roundabout, just after the Morlan Hotel, take the third exit right, follow this road for some 150 yards until you get to a left hand junction, take a left into Heol Y Gorwel and the property will be seen as the third property on the right hand side as identified by the agents for sale board.

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

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