

*Iconic 4/5 Bed Coastal Dwelling. Overlooking Aberporth Beach. West Wales.*



**Barry House, Aberporth, Cardigan, Ceredigion. SA43 2EU.**

**£510,000**

**R/4505/RD**

**\*\* Unique and iconic landmark 4/5 Bedroom accommodation \*\* Views over adjoining greenspace towards Aberporth Beach and headland \*\* Private rear Garden \*\* Garage \*\* In need of modernisation \*\* Sought after location being walking distance to Beach and village amenities \*\* Impressive period property \*\* Opportunity not to be missed in this popular coastal village \*\* Application for extension & alterations currently being compiled \*\***

The property is situated within the settlement of Aberporth on the Cardigan Bay coastline benefitting from Blue Flag sandy beaches, local cafes, bars, restaurants, village shop, post office, primary school, places of worship and access onto the All Wales Coastal path. The larger town of Cardigan is some 15 minutes drive to the south with a wider range of local and national retailers, supermarkets, sixth form college and secondary school, community health centre, good public transport connectivity. The popular sandy coves of Mwnt, Tresaith and Llangrannog are all within 10 minutes drive!



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

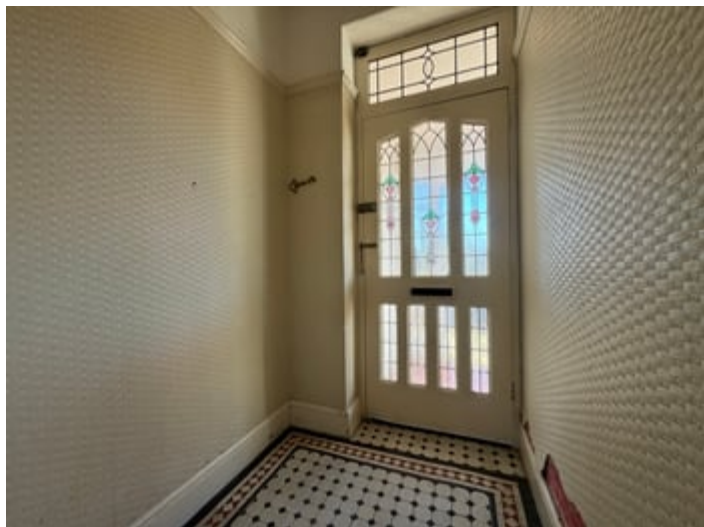
## General

A renowned local landmark offering 4/5 Bed accommodation set within a large private plot enjoying aspects over the adjoining greenspace towards Aberporth beach and headland.

The property has been in the family for some years, and is in need of a sympathetic refurbishment and renovation in places and presents an opportunity to acquire a Detached property in one of the most sought after addresses along the West Wales coastline.

## Entrance Porch

Accessed from the attractive veranda to the front and entered via a stained glass door with fan light over, patterned quarry tile flooring. Door into -



## Hallway

With access to all Ground Floor rooms, radiator, BT and TV point, multiple sockets, side storage room (being 5'9" x 4'6") with patterned quarry tiled flooring.

## Lounge

15' 2" x 13' 6" (4.62m x 4.11m) Feature corner turret room with stained glass windows to all sides enjoying views over the greenspace towards the beach, uPVC double glazed door to front veranda, tiled fireplace and hearth, radiator, multiple sockets, connecting door into:



## Kitchen

13' 4" x 7' 6" (4.06m x 2.29m) with cream farmhouse style kitchen with wood effect workshop, tiled splashback, stainless steel sink and drainer with mixer tap, dual aspect windows to side and rear garden, space for electric cooker, door into:







### Side Porch

with external door and uPVC windows to all sides, quarry tiled flooring.

### Dining Room

11' 6" x 12' 4" (3.51m x 3.76m) with new log-burner, radiator, multiple sockets, glass door into -



### Conservatory

11' 9" x 8' 9" (3.58m x 2.67m) with full length floor to ceiling windows to all sides, external door to Garden, wood effect vinyl flooring.





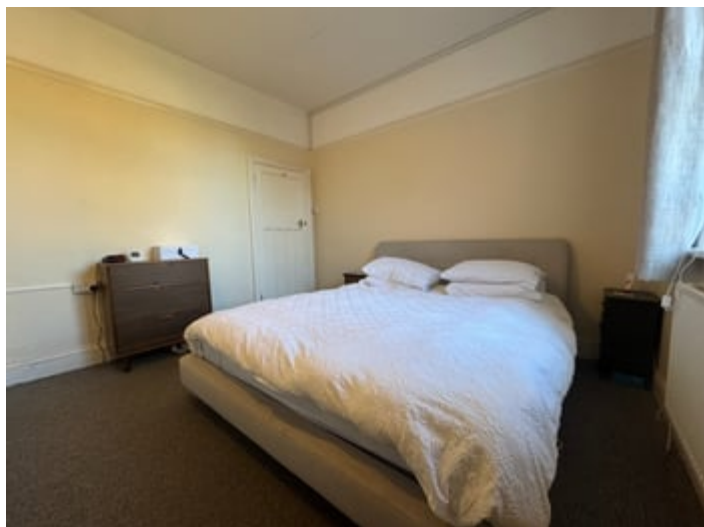
### Sitting Room

14' 7" x 16' 6" (4.45m x 5.03m) with feature fireplace with new log-burner on brick hearth and insert with timber surround, multiple sockets, TV point, large window to front enjoying views over the front Garden, towards the greenspace and the beach, radiator.



### Ground Floor Bedroom 1

12' 4" x 10' 3" (3.76m x 3.12m) Double Bedroom, rear window overlooking Garden, multiple sockets, radiator, picture rail.



### Walk in wardrobe

8' 2" x 7' 5" (2.49m x 2.26m) Ample space for wardrobes and shelving.

### En-suite

8' 11" x 8' 7" (2.72m x 2.62m) with panelled bath, single wash hand basin, radiator, WC, rear window.



### First Floor

#### Landing

10' 3" x 9' 5" (3.12m x 2.87m) with roof light over stairs.



### Front Bedroom 2

9' 8" x 17' 2" (2.95m x 5.23m) Double Bedroom, front window enjoying views over the adjoining greenspace towards the beach, multiple sockets, radiator.





### Front Bedroom 3

17' 0" x 9' 2" (5.18m x 2.79m). Double Bedroom with window to front enjoying views, fitted cupboards, radiator, multiple sockets.

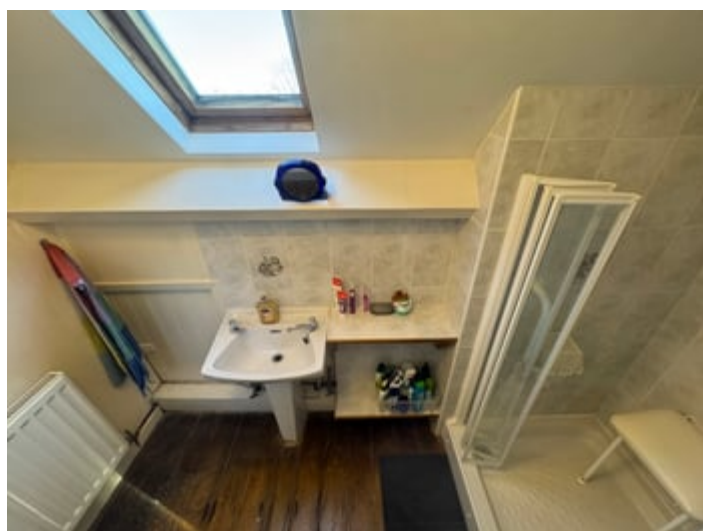


### Inner Hallway

with roof light over.

### Shower Room

3' 7" x 9' 0" (1.09m x 2.74m) with tiled corner shower with electric shower system, radiator, Velux roof light over, wash hand basin, access to under eaves storage, WC.



### WC

Roof light over.



## Front Bedroom 4

11' 8" x 9' 8" (3.56m x 2.95m) Double Bedroom, window to front enjoying views over the greenspace towards the beach, multiple sockets, radiator, fitted cupboard.

## Bedroom 5 / Study

11' 9" x 7' 4" (3.58m x 2.24m) with side window enjoying views towards the coast, radiator, multiple sockets, multiple shelving.



## External

### To front

The property is approached from the adjoining county road to a front patio area and attractive veranda, a side driveway with space for 3+ vehicles.







### Garage

18' 8" x 11' 0" (5.69m x 3.35m) Of brick construction with timber double doors to front, concrete base, multiple sockets. Internal access into rear lean-to which includes a workshop with windows overlooking the Garden.



### To rear

Garden enjoying a rear patio area from the Conservatory and side parking area towards the brick outbuilding leading into a private and enclosed area laid to lawn with mature planting and shrubs to borders. New boundary walls, footings

currently in place for the erection of a garage and garden room







## Glass House

12' 0" x 8' 0" (3.66m x 2.44m)

## Brick Outbuilding

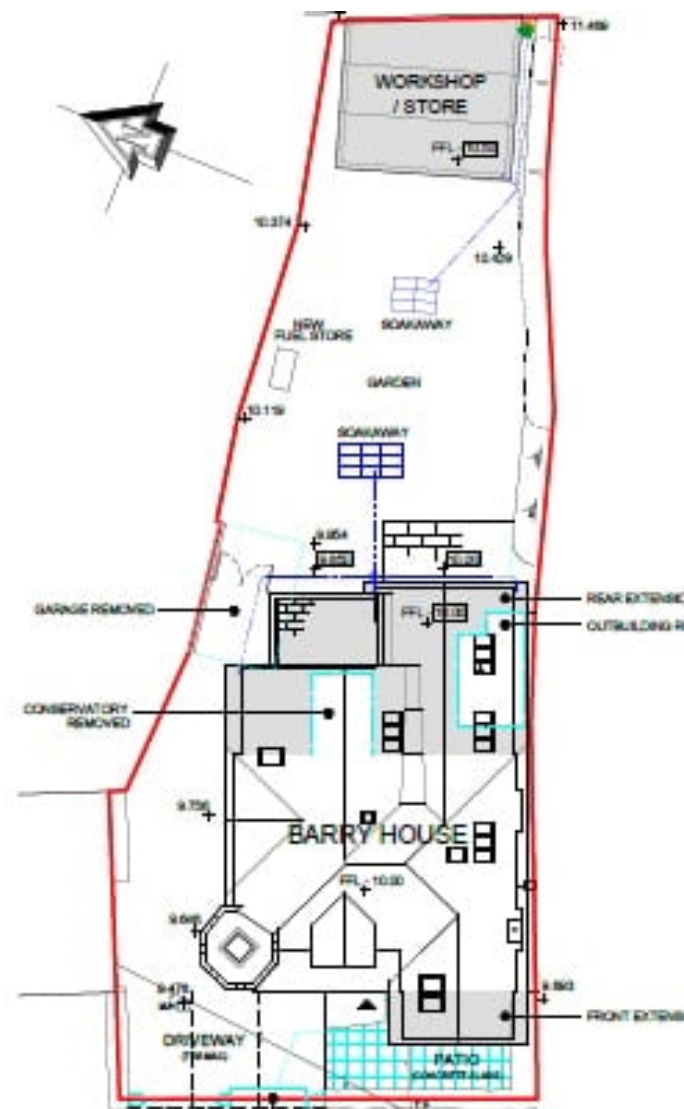
8' 6" x 12' 1" (2.59m x 3.68m) of brick construction used as a Utility Room with washing machine connection point, multiple sockets, range of base and wall kitchen units with side WC.

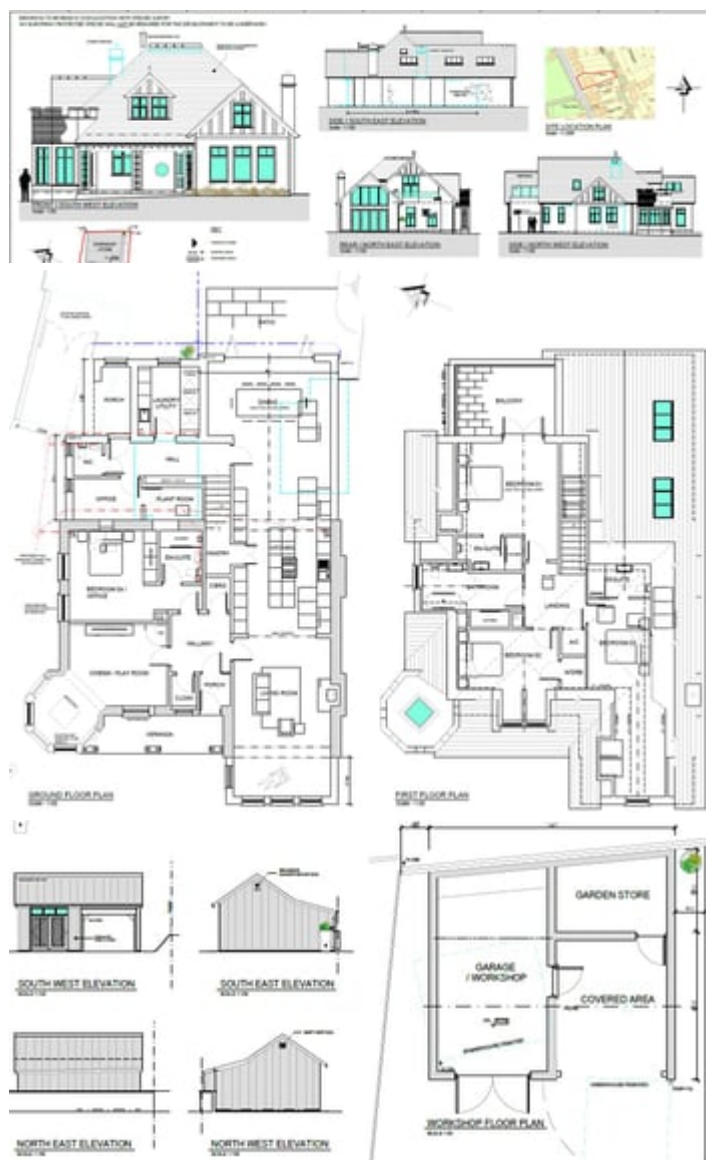
## PLANNING APPLICATION

The vendors have submitted a Planning Application in February 2025 relating to Alterations & Improvements to the dwelling, as well as for the erection of a garage/workshop and garden shed. This is currently being considered.

The proposed scheme allows for the reconfiguration of the bedroom and living space across 2 floors extending to the rear of the property.

Drawings available on request.





## MONEY LAUNDERING REGULATIONS

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

We are advised the property benefits from mains water, electricity and drainage. Oil Central Heating.



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** E (45)

**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


Heading into Aberporth along the B4333 road head into the centre of the village, at the roundabout at the Morlan Hotel proceed straight ahead over the roundabout, carry on for approximately 50 yards and the property is located on the right hand side as identified by the Agents for Sale board.

**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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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