

*A spacious 2 bedroom coastal cottage. Sought after residential location. Aberporth - West Wales.*



**Sea Crest, Heol Yr Ogof, Aberporth, Cardigan, Ceredigion. SA43 2HG.**

**£215,000**

**R/5070/ID**

**\*\*Spacious coastal cottage\*\*In need of light refurbishment / modernisation\*\*Deceptively spacious 2 bed accommodation\*\*Sought after residential locality\*\*Popular coastal resort of Aberporth\*\*Enclosed rear garden\*\*PRIME OPPORTUNITY TO GET A FOOT ON THE LADDER\*\*A COASTAL GEM WORTHY OF AN EARLY VIEWING\*\* Distant sea views\*\* Ample private parking\*\* Walking distance to all village amenities and beach \*\***

The accommodation provides front porch, kitchen, open plan lounge and dining room, 2 double bedrooms (en-suite and dressing room with master), bathroom, utility room, second living space.

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.



**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

## THE ACCOMMODATION

### Front Porch

3' 9" x 13' 4" (1.14m x 4.06m) accessed via a uPVC door, uPVC double glazed surround, tiled flooring.



### Open Plan Living Room

14' 8" x 19' 6" (4.47m x 5.94m) a spacious open plan lounge into dining room with built in alcove cupboard, electric fire with marble surround and hearth, multiple sockets and electric radiator, tv point, double glazed window to front. Leading into;



### Dining Room

10' 6" x 11' 0" (3.20m x 3.35m) With space for large dining table, uPVC door to rear, tongue and groove panelling, storage heater. Large double glazed windows to rear. Door into;







### Utility Room

8' 1" x 17' 1" (2.46m x 5.21m) wooden base and wall units, Formica work surface, inset drainer sink with mixer tap, electric heater, plumbing for washing machine and tumble dryer. With sliding door into;



### Office Space / Snug

11' 5" x 7' 8" (3.48m x 2.34m) with electric heater, sockets and uPVC doors to front.



### Rear Bedroom

11' 8" x 7' 8" (3.56m x 2.34m) with double glazed window to side, electric radiator, freestanding-sink with mixer taps, multiple sockets.



### Kitchen

8' 5" x 15' 9" (2.57m x 4.80m) a mix of fitted base and composite wall cupboard units with wood effect Formica working surfaces above, inset 1½ acrylic drainer sink, eye-level double oven, induction hob with extractor hood above, space for undercounter dishwasher, ceramic tiled floor,

double glazed window to rear, freestanding pantry, multiple sockets.



Hallway

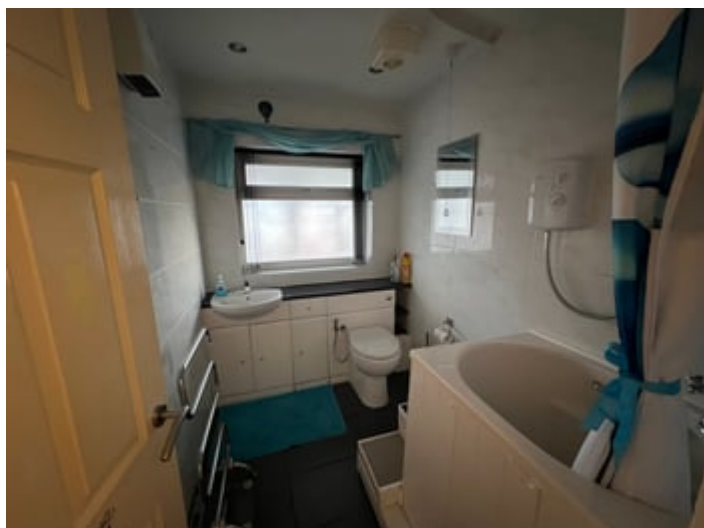
Doors into;





### Bathroom

5' 6" x 8' 6" (1.68m x 2.59m) a three piece white suite comprising of a bath unit with electric shower above, white composite cupboards with wash hand basin and mixer tap, low-level flush WC. tiled walls, heated towel rail, frosted window to front. Built-in airing cupboard housing the water tank.



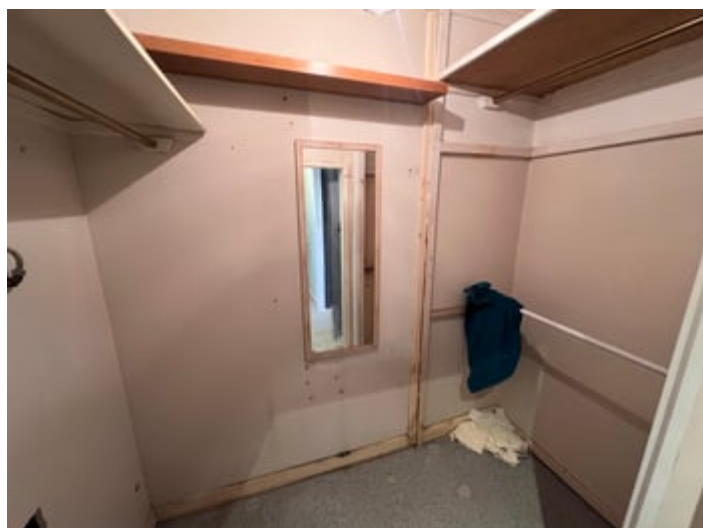
### Master Bedroom

11' 3" x 13' 8" (3.43m x 4.17m) with double glazed window to rear, electric radiator, alcove with shelving, doorway into;



### Dressing Room

3' 9" x 6' 9" (1.14m x 2.06m) walk-in dressing room with clothes rails.



### En-Suite

8' 3" x 8' 4" (2.51m x 2.54m) comprising of a modern 3-piece white suite; walk-in shower unit with assisted seat and rails, partially tiled walls, low level flush W.C., wash hand basin and mixer tap, fixed cupboard, frosted window to front, tiled flooring.





## EXTERNALLY

### To The Front

The property is approached via an adopted estate road with front forecourt laid to lawn and tarmac parking area for 2 cars.



### Rear Garden

A multi-level enclosed rear garden area, mostly laid to slabs. Offering a range of shrubbery, a water feature, and 2 useful sheds.



## **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](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**

We are advised that the property benefits from mains water, electricity and drainage.

Council Tax Band C (Ceredigion Council Council).

Tenure - Freehold.

## MATERIAL INFORMATION

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**Parking Types:** Driveway. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (78)

**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

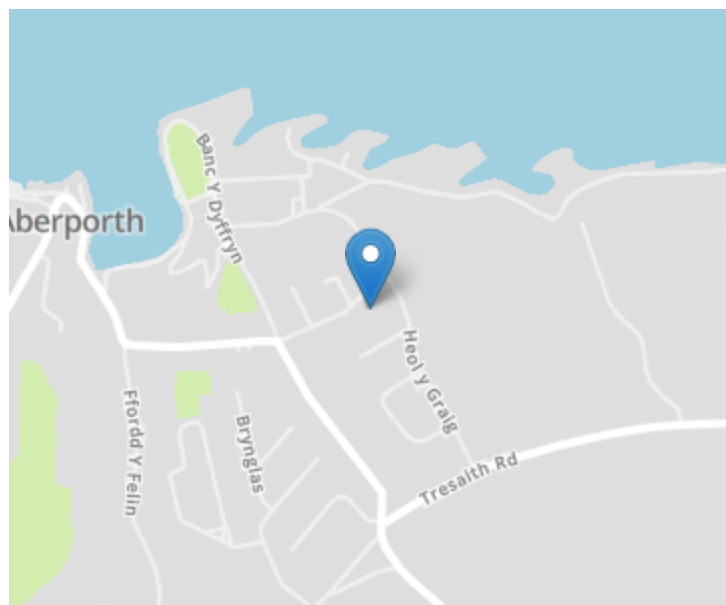
**Is the property listed?** No

**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, you will see the property on the right hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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