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RICS



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Detached Bungalow. Coastal Village Location. Aberporth - West Wales.



Trefelyn, Heol Yr Ogof, Aberporth, Cardigan, Ceredigion. SA43 2HG.

Ref R/2859/DD

£279,950

****Detached Bungalow with Garage**Few Minutes' walk Sea Front**In the Heart of a Vibrant Coastal Village Community**Currently 2 Bed Accommodation but with potential for converting the garage to a 3rd Bedroom ! **Full Central Heating and Double Glazing**2/3 Car Forecourt Parking**Enclosed Rear South Facing Yard/Patio and Lawned Area**Live in or Rent Out ! ****

The Accommodation provides Ent Hall with built in airing cupboard and Cloak Cupboard. Spacious Lounge with fireplace, Kitchen, 2 Double Sized Bedrooms, Bathroom and wc. Integral Single Garage.

Aberporth is a highly popular seaside village on this favoured Cardigan Bay Heritage coastline. A village full of energy and life with an excellent range of amenities which includes village shops, post office, pub/eating houses, laundrette, fish and chip shops, primary school, sandy beaches. Easy access to All Wales Coastal Path etc. A 15 minute drive from the County town of Cardigan with a comprehensive range of shopping and schooling facilities and an easy reach of other larger Marketing and Amenity Centres of the area.

THE ACCOMMODATION

Entrance Hall

16' 3" x 5' 9" (4.95m x 1.75m) with glazed front entrance door, central heating radiator, built in cloak cupboard and built in airing cupboard.



Front Double Bedroom 1

13' 2" x 10' 0" (4.01m x 3.05m) with central heating radiator. Front aspect window with vertical blinds.



Rear Double Bedroom 2

14' 3" x 13' 3" (4.34m x 4.04m) (max) into alcove currently with a wide range of fitted wardrobes, central heating radiator. Side aspect window with vertical blinds.





Bathroom

8' 5" x 5' 5" (2.57m x 1.65m) with tiled walls, panelled bath with shower over and shower curtain. Pedestal wash hand basin with mirror over, low level flush toilet, central heating radiator.

Lounge/Dining Room

22' 5" x 13' 1" (6.83m x 3.99m) with large front aspect window with vertical blinds, fireplace with feature stone surround, alcove to each side, 2 central heating radiators, french doors to rear garden.



Kitchen

11' 8" x 8' 0" (3.56m x 2.44m) with a tiled floor, fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, integrated ceramic hob unit with cooker hood, eye level double oven, appliance space with plumbing for an automatic washing machine, part tiled walls, double panel radiator.



EXTERNALLY

To the Front

Pull in front forecourt with 2/3 vehicles.



Integral Garage

16' 0" x 8' 5" (4.88m x 2.57m) with up and over door, central heating radiator, houses the oil fired Trianco central heating boiler. Access to Loft for storage.

At the rear

An enclosed private south facing garden which provides a large paved patio area and a level lawned garden with old Garden Shed.



Services

Mains Electricity Water and Drainage. Oil Fired Central heating.

Directions

Travelling on the main A487 coast road North East from Cardigan towards Aberystwyth. At the village of Tanygroes turn left just before the Nisa/CK Supermarket and Filling Station onto the B4333 Aberporth road. Follow the course of the road into the village of Aberporth and as you enter the village you will see the Morlan Hotel on the left hand side then a mini roundabout. Take the 3rd exit on the mini roundabout. As you proceed up this road this will be seen as the first bungalow on the right hand side.