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Comfortable 2 bedroom semi detached bungalow, Aberporth, Cardigan Bay, West Wales



Y Gragen, 6 Heol Y Gorwel, Aberporth, Cardigan, Ceredigion. SA43 2HQ.

R/3062/RD

£245,000

****Comfortable 2 bedroom semi detached bungalow**Private parking**Partial enclosed private rear garden**Situated at the end of a quiet cul-de-sac**Walking distance of village amenities and beach**Immaculately presented ready to move in**Ideal first time buyer or investment opportunity** Must be viewed to be appreciated****

Property is situated within the village of Aberporth. The blue flag sandy beach is popular with tourists and locals alike.

The village offers a good level of facilities including primary school, village shop, post office, local cafes, bars and restaurants, and access to the coastal path. The larger town of Cardigan is some 15 minute drive to the south and provides a wider range of amenities including national supermarkets, retailers, comprehensive school and sixth form college, community hospital and range of day to day services.

Furniture available subject to negotiation.

Front Porch

uPVC construction with windows to all sides and double glass doors, tiled flooring.

Entrance Hallway

2' 11" x 23' 2" (0.89m x 7.06m) being L shaped and accessed via a glass panelled door, storage cupboard with Worcester combi boiler, access to loft, radiator, BT point.



Lounge/Dining Room

11' 9" x 19' 10" (3.58m x 6.05m). A well proportioned living space with natural light from the large window to front and sliding patio doors to rear garden, radiator, electric fire, multiple sockets, TV points, space for dining table.

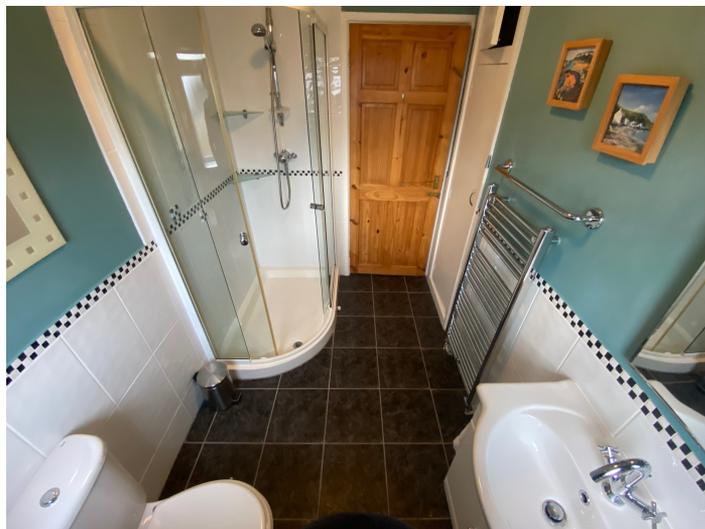


Kitchen

8' 0" x 9' 1" (2.44m x 2.77m) customer made oak base and wall units, formica worktop, 1 and a 1/2 sink with mixer tap. Prima double oven and grill, electric hob with extractor over, splashback, fitted fridge, washing machine connection, larder storage, seating area, rear window with view over garden.



Shower Room



8' 5" x 5' 7" (2.57m x 1.70m) with large tiled corner shower unit, WC, single wash hand basin, vanity unit, tiled flooring, heated towel rail, window to front, airing cupboard with radiator and shelving.

Front Bedroom 1



11' 5" x 8' 2" (3.48m x 2.49m) double bedroom. Fitted cupboards, multiple sockets, radiator, window to front.

Bedroom 2

11' 5" x 13' 8" (3.48m x 4.17m) double bedroom. Fitted cupboards and sliding rear patio doors to garden and access onto a raised decking area, radiator, multiple sockets.



Externally



The property is accessed from an adopted estate road into a private gravel parking area with extended gravel and lawned garden with established shrub borders. Side footpath access to side of property where a relatively new oil tank has been installed with garden shed leading to a large rear garden, raised decking area accessed from bedroom 2 and the main lounge area overlooking the garden leading down to the gravel and patio area, numerous seating areas, side borders and raised flower beds, mature ornamental trees and shrubs. Summer house.



Services

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

Directions

From Cardigan, head north through the villages of Penparc, Tremain, Blaenannerch, Blaenporth and into Tanygroes turning left signposted Aberporth adjacent to the Welsh Wind Gin Distillery. Proceed for approximately 1.5 miles coming down into the village. At the mini roundabout adjoining the Moorland Hotel take the right hand exit and turn immediately left into Heol y Gowel. Number 6 is found on the bend on the right hand side at the end of the cul-de-sac.