

*A pleasant 3 bed detached residence with uninterrupted sea views. Coastal village of Aberporth - West Wales.*



**Darran, Tresaith Road, Aberporth, Cardigan, Ceredigion. SA43 2EB.**

**£450,000**

**R/4695/RD**

**\*\*Deceptively Spacious 3 Bed Detached Bungalow\*\* Well Proportioned\*\*Glorious views over the village of Aberporth towards the sea\*\*Convenient seaside village location\*\*Off Road Parking for 2 Cars with Garage\*\*Spacious Front and Rear Gardens, mostly laid to lawn\*\*Oil Fired Central Heating\*\*Short walking distance to village amenities & beach\*\***

The property comprises of Front Porch, Entrance Hallway, Front Lounge into Dining Room, Kitchen, 3 Double Bedrooms, 1 with En-Suite, Family Bathroom, Garage, Private Driveway.

The property is set on the outskirts of the village of Aberporth and the Cardigan Bay coastline. Walking distance to all village amenities including local shop, public houses and restaurants, cafes, laundrette, primary school, places of worship, takeaways, sandy beaches and access to the All Wales coastal footpath. The larger town of Cardigan is some 15 minutes drive to the south with its wide range of local and national retailers, community Hospital and town centre amenities. The Pembrokeshire coast national park is some 20 minutes drive of the property.



**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

## GROUND FLOOR

### Entrance Porch

3.9m x 4.5m (12' 10" x 14' 9") Accessed via glass panel uPVC door with stone tile flooring and glass door into;



### Reception Hallway

Access to loft, airing cupboard, multiple sockets



### Lounge

16.9m x 12.7m (55' 5" x 41' 8") Electric fire with timber surround. Large picture window to front with lovely views over Cardigan Bay, multiple sockets, radiator, TV point & BT point. Leading into;







## Open Plan Dining Room

8.8m x 8.8m (28' 10" x 28' 10") Space for 6 persons table, rear window to garden, BT point and radiator.



## Kitchen

Modern cream Shaker style base and wall units. Tile splashback, speckled high gloss worktops, 1 1/2 Stainless steel sink & mixer tap, fitted fridge-freezer, plumbing for washing, induction hob with extractor fan over, electric oven & grill, boiler cupboard (housing a Worcester Combi boiler) External door to garden and door connecting into hallway.





### Front Bedroom 1

10.2m x 12.2m (33' 6" x 40' 0") Double bedroom, window to front with coastal views, multiple sockets, radiator, fitted cupboard. Door into;



### En-suite

Corner enclosed shower, WC, Single wash hand basin, fully tiled walls and tiled flooring.



### Bedroom 2

9.4m x 9.8m (30' 10" x 32' 2") Double bedroom, side window, radiator, fitted wardrobes.







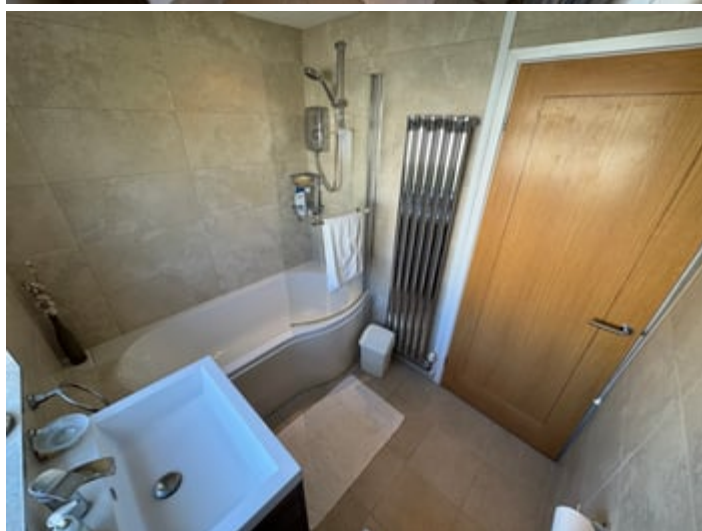
### Rear Bedroom 3

11.9m x 11.9m (39' 1" x 39' 1") Double bedroom, window to rear garden, multiple sockets, radiator.



### Bathroom

7.4m x 5.8m (24' 3" x 19' 0") Modern white suite, P-shaped panelled bath, shower above. Heated towel rail, single wash hand basin and vanity unit, W.C, fully tiled walls and flooring.



### EXTERNAL

#### To the Front

Property approached via council road. Private driveway, space for 3 cars.







### Single Garage

8.7m x 17.5m (28' 7" x 57' 5") Up and over door with a concrete base.

Side footpath leading to rear garden;



### To the Rear

Spacious garden with mature shrubs and planting.





## **TENURE**

The property is of freehold tenure.

## **Services**

The property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band D.



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**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

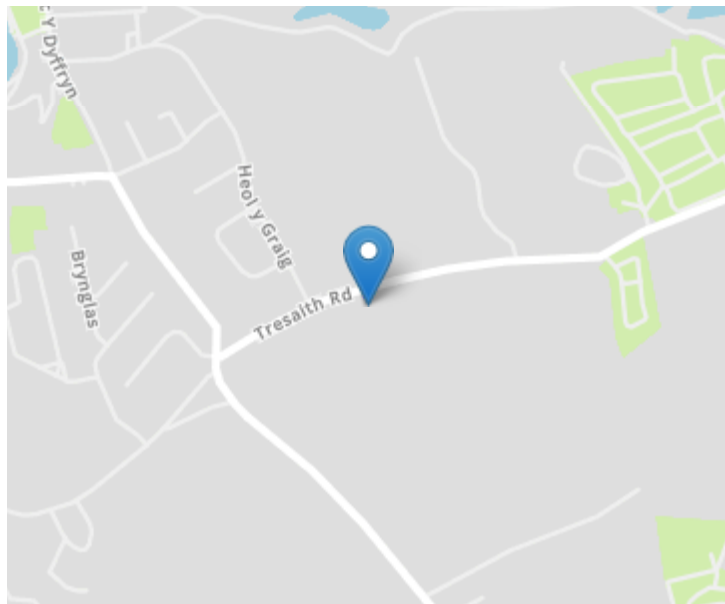
**Is the property listed?** No

**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 coast road from Cardigan towards Aberaeron, proceed to the village of Tanygroes and turn left (north) onto the B4333 Aberporth Road. Follow this road for some 3 miles into the village of Aberporth and as you drive into the village take the first right hand turning towards Tresaith. After some 300 yards you will see the property on the right hand side.

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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