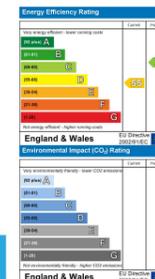


### Hurstlands Aberporth, Cardigan, Ceredigion, SA43 2EN

- Double Fronted Semi-Detached House
- Two Reception Rooms
- Character Features
- Walking Distance to Beaches & Coastal Path
- Oil Central Heating
- Four Bedrooms & Loft Room
- Enclosed Mature Garden to Rear
- Popular Coastal Location
- Off Road Parking & Garage
- EPC Rating : D

**Price £320,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E' Ceredigion County Council

ref: AMS/LW/09/24/OK/AMS/09/24  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

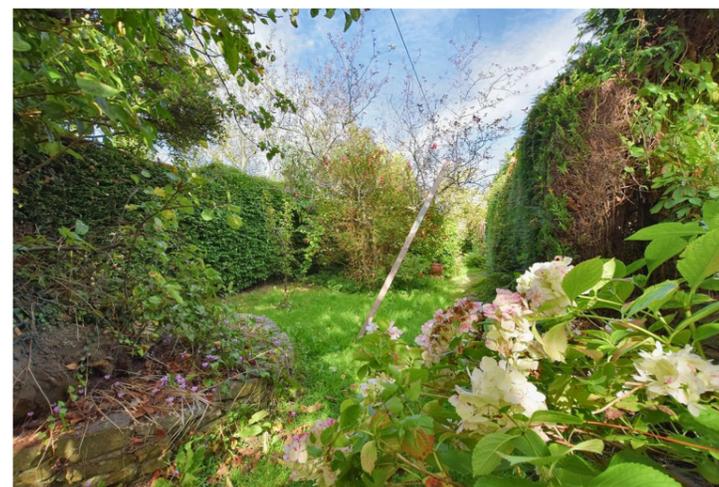
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**The Agent that goes the Extra Mile**





On the market for the first time in just over 50 years don't miss this wonderful opportunity to acquire a character family home in the popular coastal village of Aberporth! Conveniently located within walking distance of the two sandy beaches, Ceredigion Coastal path and local amenities this double-fronted semi-detached property dates back to the early 1900's and is full of character and charm; benefitting from four bedrooms, two reception rooms, an enclosed garden to the rear, off-road parking and a detached garage. This property would make a wonderful family home!

There is a choice of two doors to enter into the property either via the original front door into the central traditional front hallway or through the secondary door that leads straight into the front reception room which is set up as an office. On the ground floor there is a further living / dining room and the kitchen which has fitted wall and base units and a window overlooking the garden. A traditional staircase with a galleried landing leads up to the first floor where there are three double bedrooms and a single bedroom and the family bathroom which has a door that leads up a narrow staircase to the loft room. The loft room is a practical space for storage or could be converted into another living space or bedrooms (STPC). The house features traditional features throughout such as hardwood doors and wide multi-pane sash style windows.

Externally, the rear garden can be accessed from the hallway and the lounge, there is a useful utility outbuilding housing the boiler, space for washing machine, W/C and wash hand basin. The garden has a patio area ideal for outdoor dining and potted plants. A paved walkway continues down the length of the garden which hosts a mature apple tree, shrubs and flowers, various areas of interest, this certainly is a gardener's paradise! The detached single garage and further parking spot at the end of the garden is accessed via the neighbouring lane or from the garden and features electrics and a up and over door. There is further off-road parking to the front of the house. Viewings highly recommended to fully appreciate what this property has to offer !



About the Area - The seaside village of Aberporth is located 6.5 miles North-east of Cardigan. Originally a fishing village Aberporth boasts two sandy beaches, one of which is open to dog walking all year round and both are popular beaches for swimming, surfing and sailing. Rock pools are exposed at low tides and the famous bottle nose dolphins of Cardigan Bay are frequent visitors to this picturesque bay. The Ceredigion Coastal Path runs through the village making this a popular venue with walkers. The fireworks display each November is a popular event. The village benefits from; a primary and nursery school, beach cafes, a pub, an Indian, Chinese and chip takeaway, chemist and a village shop.

### DIRECTIONS

Head out of Cardigan along the A487 north. At the roundabout in Blaenannerch turn left for Aberporth. Take the first exit at the next roundabout and follow the road towards Parcllyn. Continue along the road going passed the two beaches until you reach the mini-roundabout. Take the third exit turning right on the roundabout, continuing along the road for a short distance and you will find the property on your left hand side denoted by our for sale board. What Three Words - ///attracts.defender.retrieve



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.