

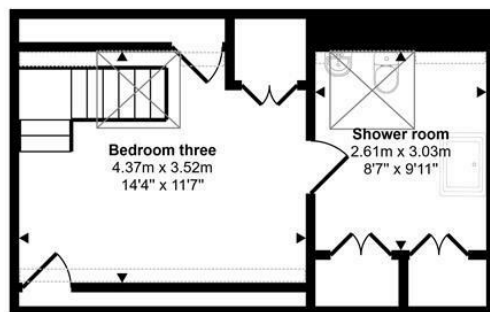
Approx Gross Internal Area  
119 sq m / 1277 sq ft



Ground Floor  
Approx 87 sq m / 941 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 31 sq m / 337 sq ft

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 'C' Ceredigion County Council

ref: LW/AMS/04/26/OK

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<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**

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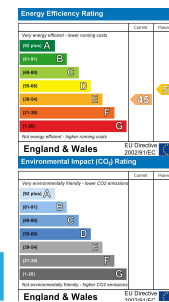


## Hiraul, 49 Heol Y Graig, Aberporth, Cardigan, SA43 2HD

- Semi-Detached Bungalow
- Three Double Bedrooms
- Open Plan Living
- Modern Accommodation
- Electric Heating
- Beautiful Sea Views
- Two Bath/Shower Rooms
- Walking Distance To The Beach
- Off Road Parking
- EPC Rating: E

**Offers In The Region Of £395,000**

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**The Agent that goes the Extra Mile**





A beautifully presented coastal home, thoughtfully renovated by the current owners and set in the popular village of Aberporth, boasting stunning sea views. Located just 7.8 miles from the market town of Cardigan, the property is within easy walking distance of two sandy beaches and the renowned Ceredigion Coastal Path, visible from the home. Offering stylish open-plan living, three double bedrooms, and two bathrooms, this property would make a great family home or an attractive investment opportunity.

Upon entering, you are immediately drawn to the impressive sea views, which continue throughout the main living space. The open-plan layout features a contemporary kitchen fitted with integrated appliances, complemented by a central island incorporating a hob, storage, and a breakfast bar. There is ample space for a dining table, with double-glazed doors opening onto the rear garden and framing the coastal outlook. The living area includes built-in shelving, while two rooflights flood the space with natural light.

A door from the kitchen leads to a practical utility room, fitted with additional units, a sink, and space for a washing machine and tumble dryer, along with access to the side of the property. The ground floor also accommodates two double bedrooms, both overlooking the front, and a modern family bathroom featuring a separate bath and shower.

A staircase rises to the first floor, where the principal bedroom enjoys a sense of space and light, enhanced by a glass balustrade and accompanied by a stylish en-suite shower room. Externally, the property offers a lawned frontage with off-road parking for approximately two vehicles. The rear garden can be accessed via a side gate or directly from the dining area and is mainly laid to lawn, with a small patio area positioned to take full advantage of the exceptional sea views—an ideal spot for outdoor dining and relaxation.



Early viewing is highly recommended to fully appreciate what this property has to offer!

The sea side 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 village benefits from; a primary and two nursery schools, beach cafes, a community hall, a pub serving food, and fish and chip takeaway, chemist & post office 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 roundabout. Take the second exit on the roundabout and turn right at the end of the road. Continue along the short for a short distance and the property will be found on your left hand side. What three words - ///panels.placidly.smile



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