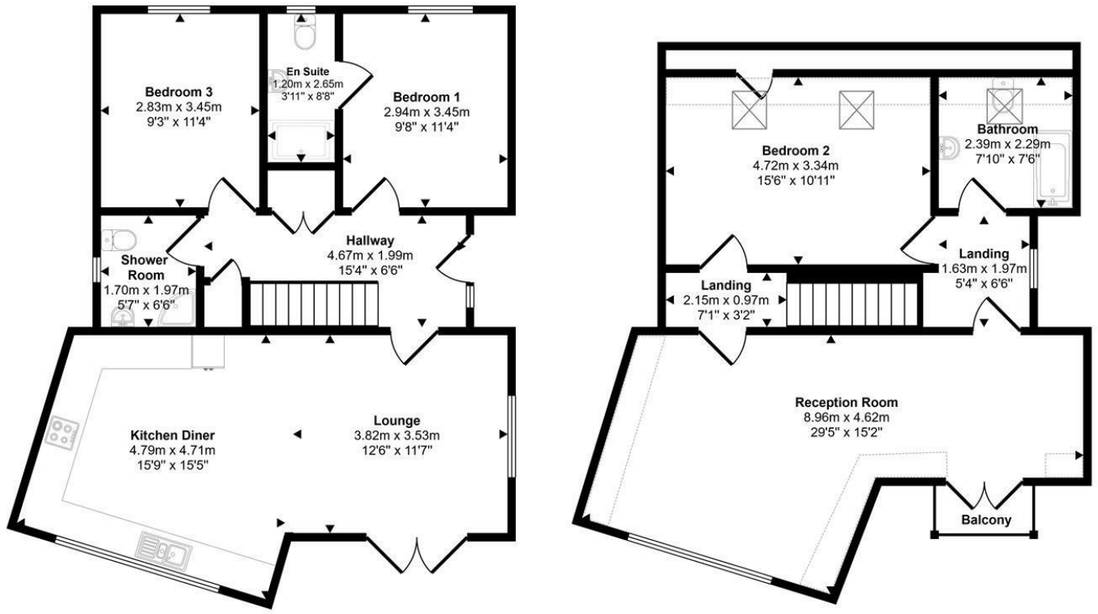
Approx Gross Internal Area
135 sq m / 1451 sq ft



Ground Floor
Approx 72 sq m / 771 sq ft

First Floor
Approx 63 sq m / 681 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.

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 'F' Ceredigion

Ref: LW/AMS/06/25/OK/AMS

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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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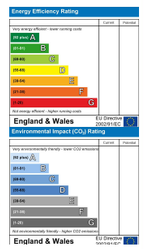
WEST WALES FINEST PROPERTIES

Tir a Mor Clos Y Fferm, Aberporth, Cardigan, Ceredigion, SA43 2BH

- Detached Contemporary House
- Popular Coastal Location
- Open Plan Kitchen / Dining / Lounge
- Enclosed Front & Rear Garden
- LPG Gas Heating & Solar Thermal & PV Panels & Battery
- Spectacular Sea Views
- Three Bedrooms
- Three Bathrooms
- Ample Driveway Parking & EV Charger
- EPC Rating: TBC



Offers In The Region Of £449,000

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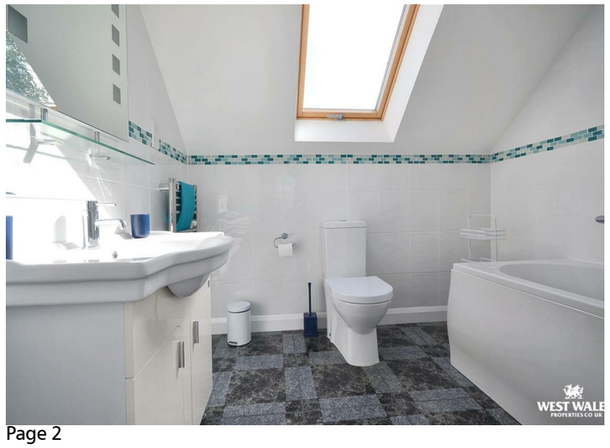

A rare find - this contemporary three-bedroom detached home was built by the current owners to an exceptional standard around 14 years ago. Situated in the popular coastal village of Aberporth, the property boasts impressive sea views and is within walking distance of two sandy beaches. Further benefits include three bathrooms (one en-suite), owned solar thermal & PV panels, and enclosed gardens to the front and rear. This beautifully presented home offers the perfect modern living space for families or those seeking a coastal retreat.

A charming side entrance door with stained glass, opening into a tiled hallway that provides access to the first floor via the staircase and to two ground-floor bedrooms located at the rear of the house.
One of the bedrooms benefits from an en-suite shower room, while there is an additional separate shower room for convenience.

On the opposite side of the hallway, a door opens into the open-plan kitchen, dining, and lounge area. This versatile space features a modern kitchen with matching wall and base units, a fitted dishwasher, electric oven, and gas hob. A centrally positioned dining area complements the layout, while a picture window above the sink offers wonderful sea views. To the side, there is a cosy seating area, with French doors opening onto the front patio and garden.

Upstairs is the master bedroom, featuring two Velux windows and useful under-eaves storage. A door opens onto the mezzanine landing above the staircase, providing access to the master bathroom and the impressive living room at the front of the house. Measuring approximately 9 metres in length, this spectacular space is designed to maximise the panoramic views over Cardigan Bay, with Snowdonia and the Llyn Peninsula visible on clear days. To one side French doors open onto a Juliet balcony—another perfect spot to take in the stunning scenery! This side of the living room could be converted to an additional bedroom or office (STPC / Building Regulations)

Externally, the property is fully enclosed and accessed via double UPVC gates. A sweeping tarmac driveway offers parking for multiple vehicles along with ample turning space. The sunny, south-facing rear garden features a lawn, mature shrub borders, a garden shed, and a patio with a built-in BBQ—an ideal spot for al fresco dining, entertaining, or simply soaking up the sun. A paved walkway continues around the side of the house to the front, where you'll find a raised patio, a lawned area, and beautiful sea views.

This property represents coastal living at its finest — arrange your viewing today!

DIRECTIONS

From Cardigan head out northwards on the A487 and follow this road for about 5 miles until you reach the roundabout signposted Aberporth to the left. Turn left here for Aberporth and follow this road into the village. As you come down the hill into Aberporth after the welcome to Aberporth sign turn left into Parc Y Plas. Follow the road all the way into the Cul De -Sac of Clos Y Fferm take the second right turn and the house is at the end via the white gates. What three words ///beakers.dove.directly

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.