

Floorplan

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 'E' Ceredigion

DRAINAGE: We are advised that this property is served by private drainage.

ref: LW/AMS/04/25/OK/04/25

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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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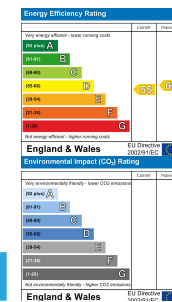


## Llainallt Blaenporth, Cardigan, Ceredigion, SA43 2AW

- Detached Bungalow
- Well Presented
- Double Plot / Approx 0.47 acre
- Off Road Parking & Double Garage
- Gas Heating, Solar Panels
- Four/Five Bedrooms
- Ideal Family Home
- Wrap Around Garden
- Modern Kitchen and Dining Room
- EPC Rating: D

**Offers In The Region Of £450,000**

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**The Agent that goes the Extra Mile**







A homely detached bungalow located in the village of Blaenporth, just 3.6 miles from the popular Aberporth Beach and 5.9 miles from the vibrant town of Cardigan and its wide range of amenities. This versatile home is ideal for families or multigenerational living, offering four to five bedrooms and a light-filled open-plan kitchen and dining area. Set on a generous double plot of approximately 0.47 acres, the property provides ample outdoor space and potential for further development or landscaping.

The accommodation briefly comprises: an entrance porch featuring two handy built-in cupboards, leading into an open-plan kitchen and dining area. The kitchen is fitted with stylish, curved matching wall and base units, complemented by an island hob with an overhead extractor fan. Patio doors at the rear allow an abundance of natural light to flood the space while offering views of the garden. A door from the dining area provides access to the utility room.

Off the hallway, there are four double bedrooms, three of which feature built-in wardrobes. One of the bedrooms also benefits from an en-suite bathroom. There is a modern family shower room, complete with a towel radiator. The spacious living room enjoys dual-aspect windows. From here, there is access to an additional room currently used as a study, which could easily serve as a fifth bedroom.

To the front of the property, there is ample off-road parking for multiple vehicles, along with access to a spacious double garage. Set within a double plot of approximately 0.47 acres, the property boasts wrap-around gardens mainly laid to lawn, complemented by a variety of mature trees and shrubs that add character and privacy. At the rear, a charming patio area with a wooden pergola offers a wonderful space for outdoor dining and entertaining. This area can also be conveniently accessed via patio doors from the dining room—ideal for seamless indoor-outdoor living and social gatherings.

Viewing highly recommended!



The property is located in the rural village of Blaenporth which is situated 5.9 miles north of the market town of Cardigan and only 3.3 miles from the beach at Aberporth. Main amenities are found in Cardigan where the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets, banks, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

## DIRECTIONS

Head north along the A487 from Cardigan and proceed into the village of Blaenporth. Continue along this road and take a left onto Lon yr Ysgol, and it is the first bungalow on your right hand side. What three words - [pegsgathering.co.uk](http://www.pegsgathering.co.uk)



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

