

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: LW/AMS/11/OK

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.

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

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

TELEPHONE: 01239 615915



Hafod Wen, Y Ffordd Fach, Aberporth, Cardigan, Ceredigion, SA43 2HA

- Semi Detached House
- Walking Distance To Beaches & Coastal Path
- Two Reception Rooms
- Character Features
- Oil Central Heating
- Sea Views
- Four Bedrooms
- Kitchen & Utility Room
- Lawned Rear Garden
- EPC Rating: E

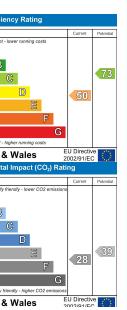
Offers In The Region Of £400,000

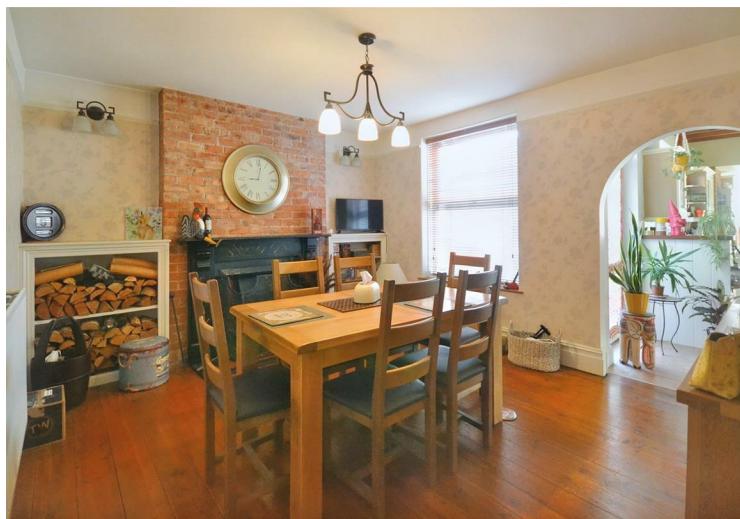
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile





A wonderful opportunity to purchase a property in the popular coastal village of Aberporth with sea views. Conveniently located within walking distance of the two sandy beaches, and with the coastal path on your doorstep. Built in 1906, this semi-detached house is full of character and charm benefiting from four bedrooms, two reception rooms, garden to the rear and oil central heating. This property would make a great family home.

Briefly comprising, on the ground floor an entrance porch, and hallway with decorative tiles. A lounge area with a bay window, feature fireplace and arched alcoves. The dining room has an exposed brick chimney with a feature fireplace and an open fire, from here an opening leads to the kitchen which has fitted wall and base units. Towards the end of the kitchen there is a seating area and patio doors overlooking the rear garden. The perfect spot to sit and enjoy the views of the garden. There is also a utility room and ground floor WC. On the first floor there is a family sized bathroom with separate bath and shower and two double bedrooms and a single bedroom. A further staircase leads to the second floor where there is a shower room and a fantastic bedroom with great sea views.

Externally the rear garden is accessed through the kitchen or utility area. The garden has a low maintenance gravel area with a shrub border. The remainder of the garden is laid to lawn with a scattered patio path leading to the end of the garden, where there is a outbuilding, useful for storage. Viewing is highly recommended to appreciate all that 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, several beach cafes, a community hall offering an indoor weekly market (arts & crafts/produce), an art studio and gallery, a pub, takeaway restaurants, chemist & post office and a village shop.

Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

WC

Bathroom

Bedroom One

Bedroom Two

Bedroom Three/Study

Bedroom Four

Shower Room

DIRECTIONS

From Cardigan, take the A487 in a northerly direction until you reach the roundabout at Blaenannerch. Turn left at new roundabout to Aberporth. Proceed straight down to beach and carry on past beach to small roundabout. Proceed straight across. At the T-junction, turn left, carry on around bend and Hafod Wen is the 1st Edwardian semi-detached house on the left-hand side, opposite the car park.

