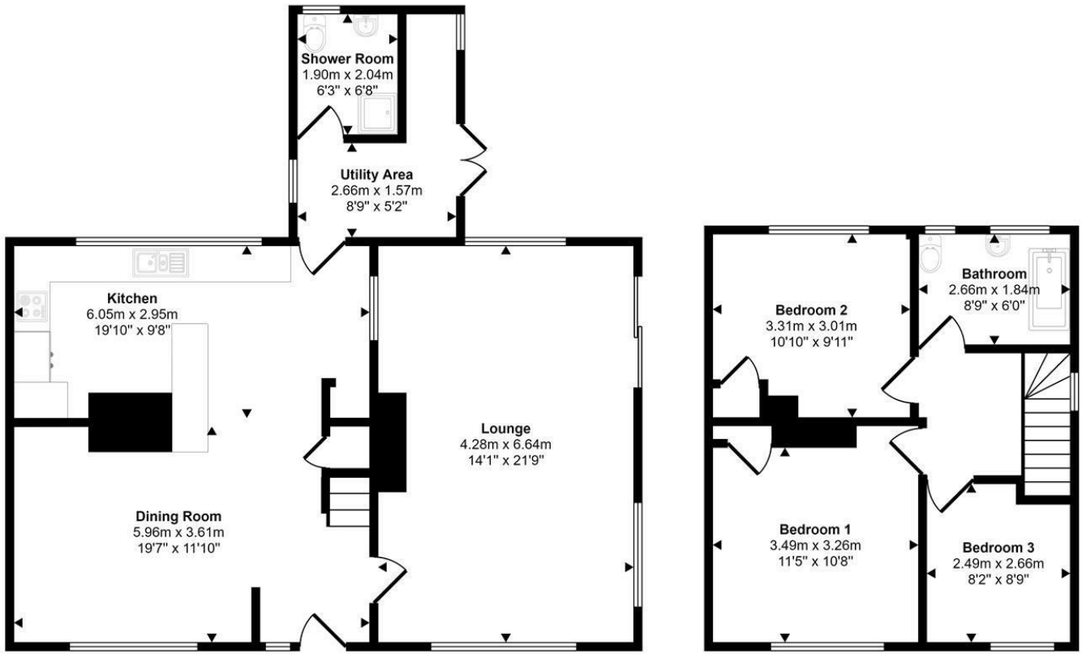
Approx Gross Internal Area
123 sq m / 1325 sq ft



Ground Floor
Approx 81 sq m / 877 sq ft

First Floor
Approx 42 sq m / 448 sq ft

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 'C' Ceredigion

ref: LW/AMS/01/26/OK/AMS/01/26

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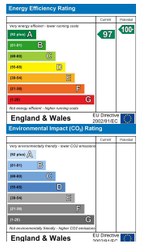
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

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

1 Erwlas, Parcllyn, Cardigan, Ceredigion, SA43 2DQ

- Semi Detached House
- Three Bedrooms
- Two Bath/Shower Rooms
- Ample Off Road Parking
- Solar Panels & Air Source Heating
- Walking Distance To Aberporth Beach
- Open Plan Kitchen/Dining
- Distant Sea Views
- Detached Garage
- EPC Rating: A



Offers Over £239,950

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A well-presented semi-detached home located in the village of Parcllyn, approximately 0.8 miles from the sandy beaches of Aberporth and just 6 miles from the popular market town of Cardigan, with its wide range of amenities. The property benefits from solar panels and air-source heating, new windows fitted in 2024, off-road parking, and three bedrooms. An ideal family home in a convenient coastal location.

The homely accommodation briefly comprises an open-plan kitchen and dining area with a cosy snug. The kitchen is fitted with matching wall and base units and features a window overlooking the rear of the property. Beyond the kitchen is a rear hallway leading to a ground floor shower room.
The living area is spacious and benefits from a fitted electric fire and patio doors opening out to the side of the property. Stairs rise to the first floor, where a landing gives access to two double bedrooms and a single bedroom. The accommodation is completed by a family bathroom.

The property is approached via a tarmacadam driveway providing ample off-road parking for several vehicles, along with a detached garage benefitting from power and lighting. The front garden is mainly laid to lawn with rockery feature in the centre and enjoys distant sea views. The rear garden can be accessed via the side of the property or through the rear hall, and features a lawned area and a low-maintenance astroturf garden with decking area, creating an ideal space for outdoor seating and relaxation.

The village of Parcllyn is located 6.7 miles north of Cardigan and only 1.1 miles away from the seaside village of Aberporth, which boasts two sandy beaches, one of which is open to dogs all year round. Rockpools are exposed at low tides and the famous bottlenose dolphins of Cardigan Bay are frequent visitors to this picturesque bay. The Ceredigion Coastal Path runs through Aberporth making this a popular venue with walkers. Aberporth benefits from; a primary and nursery schools, beach cafes, a pub and restaurants/takeaways, chemist & post office, and 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 this road taking the next left. Continue passed Trenchyard estate and Hillfield place and the property will be found on your right hand side denoted by our for sale board. WHAT3WORDS: horseshoe.risking.messaging

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