



Rock House, Aberporth, SA43 2EY

£399,950



CARDIGAN  
BAY  
PROPERTIES

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EST 2021

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# Rock House, , SA43 2EY

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- Front-line coastal position in Aberporth
- Three bedrooms, two with vaulted ceilings
- Log burner with slate hearth
- Ground floor WC and rear boot room
- Two allocated parking spaces to the front
- Balcony overlooking the beach and sea
- Open-plan lounge and dining area
- Modern fitted kitchen with integrated appliances
- Contemporary bathroom plus separate shower room
- EPC Rating : TBC

## About The Property

Looking for a coastal cottage with front-line sea views and a balcony overlooking Aberporth beach? This beautifully updated three-bedroom home in West Wales combines modern open-plan living with vaulted bedrooms, beach outlooks and two allocated parking spaces just moments from Cardigan Bay.

A beautifully presented coastal cottage in the heart of Aberporth, enjoying direct views across the beach and out over Cardigan Bay. Positioned behind a walled frontage with railings, the approach leads into a paved patio garden area, setting the tone for relaxed seaside living in West Wales.

The entrance porch, with a stable-style door, opens into the main living space. The lounge and dining area are open plan, creating a sociable layout that works particularly well for coastal homes where the outlook plays such an important role. A bay window to the front frames views of the beach and sea, while a log burner set on a slate hearth provides a practical focal point for cooler months.

The dining area also benefits from a bay window with sea and beach views, making the most of the setting throughout the day. Stairs rise from this space to the first floor, and there is a natural flow through to the rear of the property.

To the back of the ground floor sits a useful boot room – ideal after time on the beach – with space for coats, shoes and storage. A door leads out to the side of the house, and there is also access to a ground-floor WC with toilet and wash-hand basin.

The kitchen has been modernised in a sleek, contemporary style with underlighting and integrated appliances including fridge, freezer, washing machine, tumble dryer and dishwasher. There is a one-and-a-half bowl sink with a drainer, an electric hob and oven, and a tiled splashback that complements the gloss units. The layout is practical and well thought out, making good use of the available space.



Continued:

Upstairs, the accommodation is cleverly arranged over two sections, connected by a landing with glass balustrade and stainless steel railings, giving a slightly more modern feel against the cottage backdrop.

To the rear is a shower room with corner shower, WC and wash hand basin, finished with pebble-style flooring. The third bedroom is also positioned to the rear and works as a generous single or small double, enjoying sea views to the side.

To the front of the property, double glass doors open onto the balcony – one of the standout features of the house. From here, there are direct views over the beach and across the bay, offering a great spot to sit and watch the tide and activity along the shoreline.

Bedroom two is a double room with sea views to one side and beach views to the front. The vaulted ceiling and exposed A-frame beams add character and a sense of height. Bedroom one mirrors this style, also featuring vaulted ceiling and exposed beams, along with sea and beach views. Both rooms feel bright and well-proportioned, with the coastal setting always in sight.

The main bathroom is accessed from bedroom one and is fitted with a bath, separate shower, WC and twin wash hand basins, along with a useful airing cupboard for storage.

Externally, the front balcony makes the most of the setting overlooking Aberporth beach, while the property benefits from two allocated parking spaces directly in front – a valuable feature in this part of the village.

Aberporth remains one of the most sought-after coastal locations along this stretch of Cardigan Bay, known for its sandy beaches, coastal path access and strong community feel. Everyday amenities, cafés and pubs are within walking distance, while the wider attractions of West Wales are all within easy reach.

A well-located coastal home with modern touches and character features.

For more information or to arrange a viewing, please get in touch with Cardigan Bay Properties.

#### INFORMATION ABOUT THE AREA:

Located right on the edge of the established village, this is a unique position in Aberporth, combining history, sea views and the potential to update a genuinely characterful property. Cardigan town is a short drive away, offering access to local amenities, schools, shops and services, while the rest of West Wales — including nearby coastal paths and beaches — are within easy reach.

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Porch  
2'6" x 2'10"

Lounge  
12'7" x 15'8"

Boot Room  
7'4" x 8'2"

W/C  
8'0" x 3'3"

Dining Room  
12'7" x 10'5"

Kitchen  
7'4" x 14'3"

Shower Room  
4'4" x 6'7"

Bedroom 3  
8'1" x 10'6"

Bedroom 2  
12'9" x 10'2"

Bedroom 1  
12'9" x 10'9"

Bathroom  
8'7" x 8'10"

Balcony Area  
7'8" x 7'9"

#### IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking 2 spaces, permission to park in front of the property.

PROPERTY CONSTRUCTION: Traditional Build & part Timber Framed

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water & log burner in lounge

BROADBAND: Not Connected . - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that (1) A right of way in common with the Vendors and any others having the like right with or without





vehicles over the land shown coloured yellow on the said plan

(2) The exclusive right to park not more than two motor vehicles on the land shown coloured brown on the said plan

(3) A right of way on foot only for all purposes in connection with the use and enjoyment of the property over the land shown coloured green on the said plan

(4) All such quasi-easements or rights of light, air water and drainage of a continuous nature hitherto used and enjoyed by the property hereby conveyed over and under the adjoining property 2 1995-03-13 retained by the Vendors and intended in future to be known as Rock Cottage

(5) A right of access to the yard at the rear of the premises hereby conveyed for the purposes or repair and maintenance only of the property 3. There is reserved to the Vendors all such quasi-easements or rights of light air water and drainage of a continuous nature hitherto enjoyed by the owners and occupiers of Rock Cottage over or under the property hereby conveyed".

FLOOD RISK: Rivers/Sea - / N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website

<https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS

ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Please read the important information section in the particulars. The owners have informed us that they have rights in the deeds to park 2 cars in front of the property on the drive off the road, (these are marked on the deeds), the 2 houses next door have access along the driveway to the side and rear.

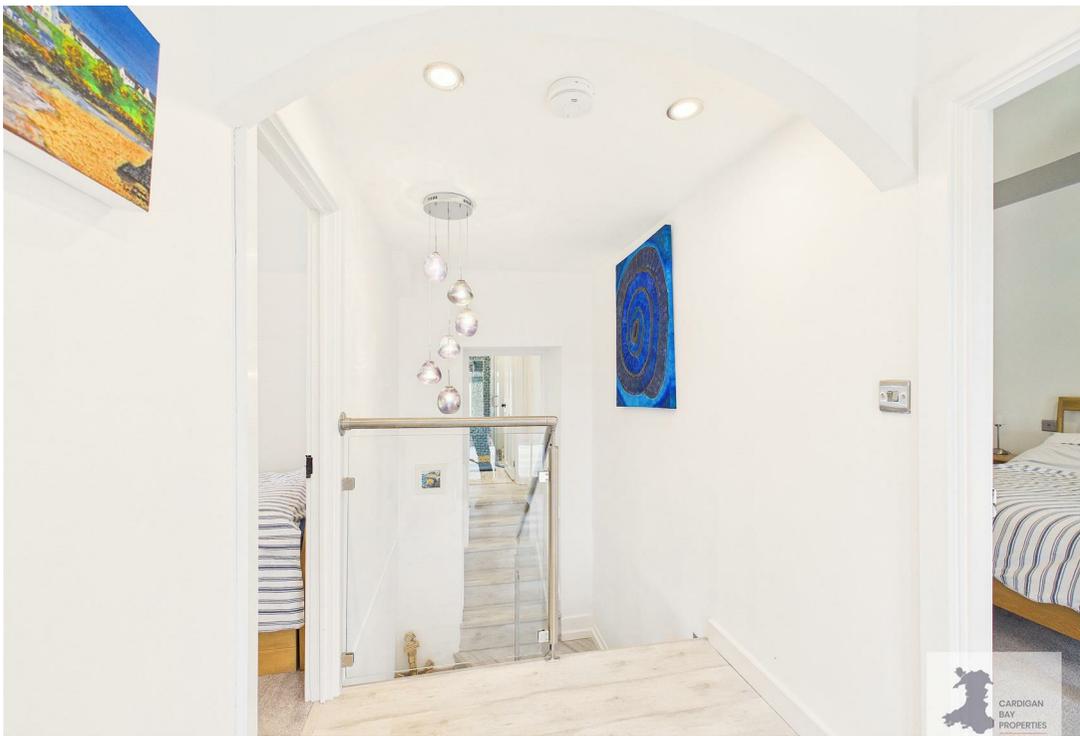
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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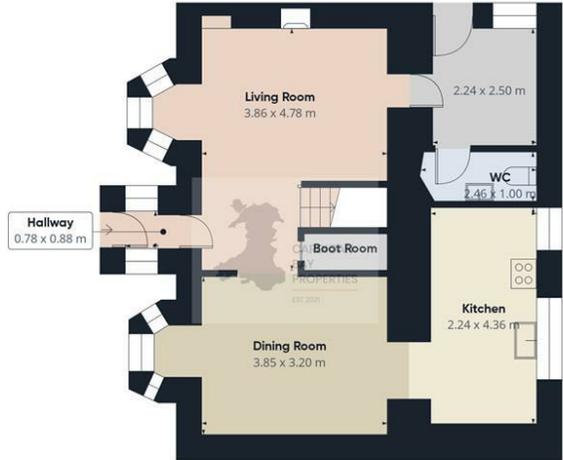




### DIRECTIONS:

From Cardigan head north along the A487 until you reach the roundabout by the airfield. Take the first left heading to Aberporth and take the first left at the next roundabout. Drive down and around Aberporth and go past the newly built village hall on your right. At the top of the hill, at the small mini roundabout turn left and follow this road down to the end. Park anywhere convenient on the left-hand side by the village green which overlooks the beach and walk up the block-paved drive to Rock House.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
103.2 m<sup>2</sup>  
Balconies and terraces  
5.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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