



18, Anwylfan, Aberporth, Cardigan, SA43 2EL

Offers in the region of £255,000



CARDIGAN
BAY
PROPERTIES

EST 2021



18, Anwylfan, Aberporth, SA43 2EL

Offers in the region of £255,000

- 3 Bed semi-detached ex-local authority bungalow
- Walking distance to the beach
- Gas "Wood Burner" effect fireplace in Lounge
- Small cul-de-sac location
- Only 6.5 miles to Cardigan Town
- Off road parking for 2 cars
- Extended property
- Walking distance to bus stop
- Walking distance to village shop, pub, cafe etc
- Energy Rating: TBC

About The Property

A delightful, modernised and extended bungalow in the sea side village of Aberporth. An ex-local authority property, within walking distance to the beach and with glimpses of the sea, with off road parking for 2 cars and an enclosed rear garden. The village of Aberporth benefits from many amenities such as a village shop, post office, pharmacy, pub with restaurant, café, Indian takeaway & restaurant, chip shop, primary school, nursery, and so much more, and the nearby coastal path is a short walk away giving access to the spectacular Ceredigion Coastal Path in Cardigan Bay, west Wales.

Access into the property is via a front door into a small porch area, with space to hang coats and a door into the hallway. The spacious hall has a pull down attic hatch and doors leading into the three bedrooms, bathroom, lounge and kitchen.

There are two double bedrooms to the front, one with a fitted wardrobe and an airing cupboard (housing the gas fired combi boiler). The third bedroom is to the rear of the property and is a small double/large single. The bathroom is a lovely modern space with a bath with shelving to one end, a corner shower, a vanity wash hand unit and a toilet.

The lounge is a generous sized room benefitting from a rear extension with a vaulted ceiling and exposed beams, a remote controlled ceiling Velux with blinds, a gas fired stove on a slate hearth, sliding patio doors out to the rear garden and patio, and an opening into the kitchen.

The kitchen is fitted with modern, matching base and wall units with worktop over, electric oven and hob with extractor over, stainless steel 1.5 sink drainer, integral washing machine, space for a freestanding fridge freezer, windows to the rear with glimpses of the sea, and a door back to the hallway.



Externally:

To the front, the property is almost at the end of a small cul-de-sac with off road parking to the front for 2 cars on a tarmac driveway. There is a walled boundary with steps up to a small front lawn, and a path leading down the side of the property to a gated access to the rear garden.

The rear garden benefits from lovely views to the side overlooking the hills beyond the village, and glimpses of the sea to the rear. There is a composite boarded decking outside of the lounge, with steps down to an Astroturf lawn area on one side, with a pretty stone built wall around with flower beds incorporated into the wall. To the other side steps lead to a small patio area and a path leads up the side to the side gate to the front of the property. To the rear of the garden steps lead down to another patio area, with a useful wooden garden shed on one side, and a gate giving access to an enclosed area housing the LPG tank on the other side.

This lovely bungalow offers the very best of sea side living in a pretty coastal village. Viewing is essential to fully appreciate.



Porch
4'0" x 3'9" (1.22m x 1.16m)

Hallway
19'4" x 7'10" max (5.9m x 2.4m max)

Bedroom 1
11'8" x 9'10" (3.56m x 2.99m)

Bedroom 2
11'9" x 10'7" max (3.59m x 3.25m max)

Bedroom 3
7'4" x 11'2" (2.25m x 3.41m)

Bathroom
8'5" x 7'1" (2.58m x 2.16m)

Lounge
15'8" x 10'8" (4.78m x 3.26m)

Kitchen
8'10" x 10'8" (2.68m x 3.25m)

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

COUNCIL TAX BAND: - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil / Gas (LPG) boiler servicing the hot
water and central heating and gas fire in lounge
BROADBAND: Available but Not Connected - TYPE
- Superfast / Standard *** up to 80 Mbps

Download, up to 20 Mbps upload *** - 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
Availability Likely , 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 none 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 there are none that they are aware of.
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.

VIEWINGS: By appointment only. **ADD
ANYTHING RELEVANT HERE**

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.

MONEY LAUNDERING REGULATIONS: The
successful purchaser(s) will be required to
produce proof of identification to prove
their identity within the terms of the Money
Laundering Regulations. These are a 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 a mortgage agreement in
principle document if a mortgage is
required.

HW/HW/04/24/OK





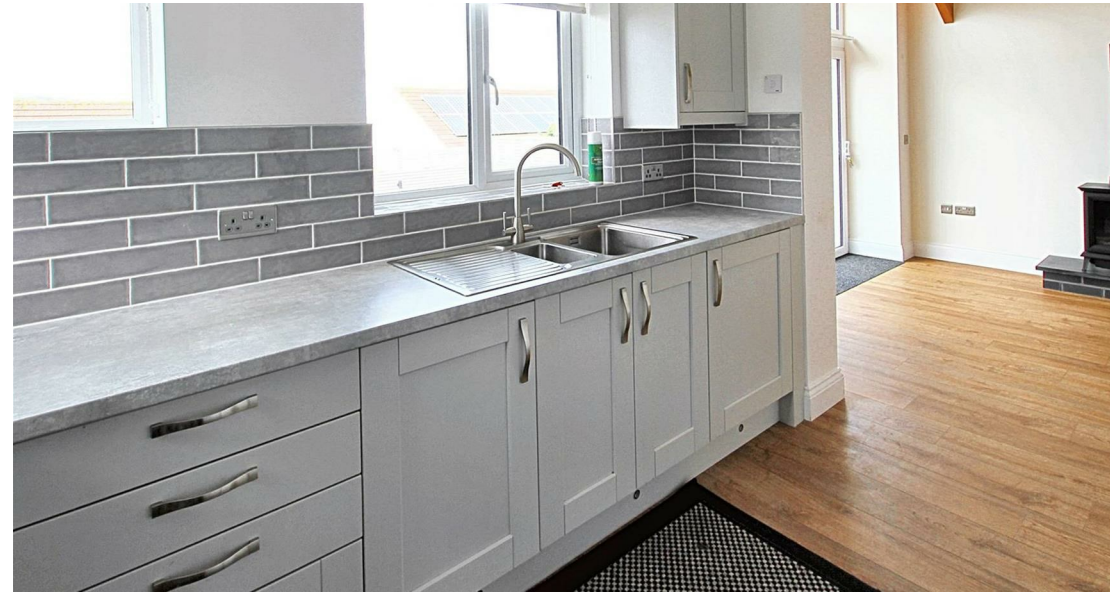
Directions

From Cardigan drive northwards along the A487 until you reach the village of Gogerddan (just before Tanygroes). Turn left on the crossroads for Aberporth heading along the B4333. As you enter the village of Aberporth go past the left turning for Dyffryn Terrace then take your next left into Anwylfan (opposite Tresaith Road). Follow the road all the way to the end, and you will see this property on the right hand side, second from the end, denoted by our for sale

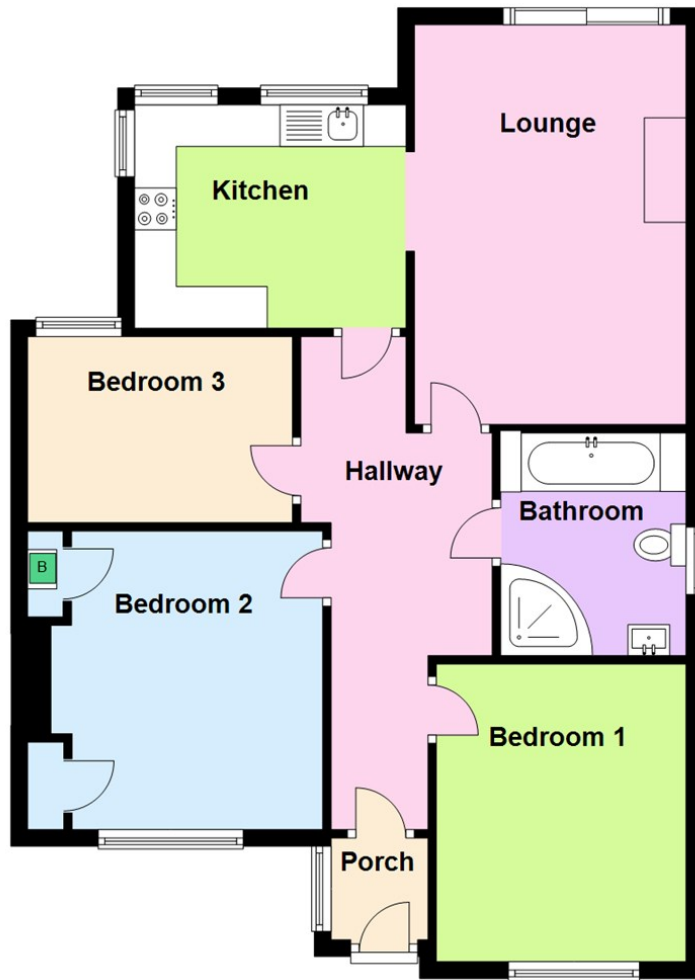
INFORMATION ABOUT THE AREA:

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.



Ground Floor



Energy Efficiency Rating

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

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

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