



Carreg Glas Bowls Road, Blaenporth, SA43 2AR

**£369,950**

We are delighted to offer for sale this Three Bedroom Detached Bungalow with accommodation briefly comprising: Entrance Hall, Living/Dining Room, Kitchen/Breakfast Room, Utility/Pantry/Hobby Room (Garage), Conservatory, Three Bedrooms, Shower Room and a Separate W.C. Externally the property benefits from spacious parking, carport and gardens to the front and rear.

## Situation

The property is situated along Bowls Road, Blaenporth, approx. 500 yards from the A487 Cardigan/Aberystwyth council road, some 5 miles from Cardigan Town and within 3 miles of the coastal village of Aberporth where there are 2 sandy beaches which are popular in the summer season. Aberporth both has a Parish Church and Junior School, whilst Cardigan town facilities include Junior & Secondary Schools, Health Centre, a variety of shops and stores, including two supermarkets, High Street Banks, Post Office, Leisure Centre, Swimming Pool, Theatre, Library, etc.

## Directions

Proceed from Cardigan on the A487 signposted towards Aberystwyth. Proceed through Penparc and Tremain, take the second exit at the roundabout in Blaenannerch, proceed through Blaenannerch and as you enter Blaenporth you will find on your right hand side, first Lady Road and then the second turning which is Bowls Road. Turn right into Bowls Road, proceed approximately 100 yards, the bungalow is on your right hand side.

## Description

Carreg Glas is of traditional build, comprising of block work, rendered externally with concrete tile roof. The property has Upvc windows and doors and a gas central heating system. The property is accessed from a small council road.

Entrance door to:-

## Hallway

Coved ceiling, wood effect flooring, doors to:-

## Lounge/Dining Area 26'11" x 14' (8.20m x 4.27m)



With radiators and French doors opening to the rear patio, Upvc window to the front elevation, coved ceiling.

## Kitchen/Breakfast Room 15'1" x 11'3" (4.60m x 3.43m)



Having a range of floor and base units with worktop surfaces incorporating stainless steel 1.5 bowl sink unit with plumbing for automatic washing machine, wall mounted gas boiler.

## Conservatory 15'8" x 9'10" (4.78m x 3.00m)



Upvc construction with floor to ceiling glazed units, door to the side.

Returning to the kitchen a door leads to:-

## Pantry 9'2" x 6'3" (2.79m x 1.91m)

The garage has been split into two to provide a useful pantry/utility and a hobby room. The installed partitions would easily be removed to recreate the garage space if desired.

## Hobby Room 11'3" x 9'2" (3.43m x 2.79m)

Returning to the Hallway.

## Bedroom 1 12'9" x 11'3" (3.89m x 3.43m)



Upvc window to the front, radiator.

## Bedroom 2 14'4" x 10'4" (4.37m x 3.15m)



With a range of fitted wardrobes with sliding doors, wood flooring, Upvc window.

### Bedroom 3 11'3" x 7' (3.43m x 2.13m)



Wood effect vinyl flooring, Upvc window, radiator.

### Separate WC 6'7" x 2'11" (2.01m x 0.89m)



With WC and pedestal wash basin.

### Shower Room 9'5" x 6'6" (2.87m x 1.98m)



With low level toilet, pedestal wash basin and shower cubicle.

### Outside



The front boasts a large tarmac drive and turning area giving access to the carport to the side and lawned garden to the front.

To the rear Laid to lawn, patio area leading to an ornamental pond. Timber shed, green house and a spacious workshop.

### Workshop 16'8" x 7'9" (5.08m x 2.36m)

Light and power installed.

### General Remarks

A good sized bungalow in a quiet location but close to all the amenities. A very useful Workshop/Garage and good sized grounds.

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website there is no data available for this postcode. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Utilities & Services

Heating Source: Gas Central Heating

Services:

Electric: Mains

Water: Mains

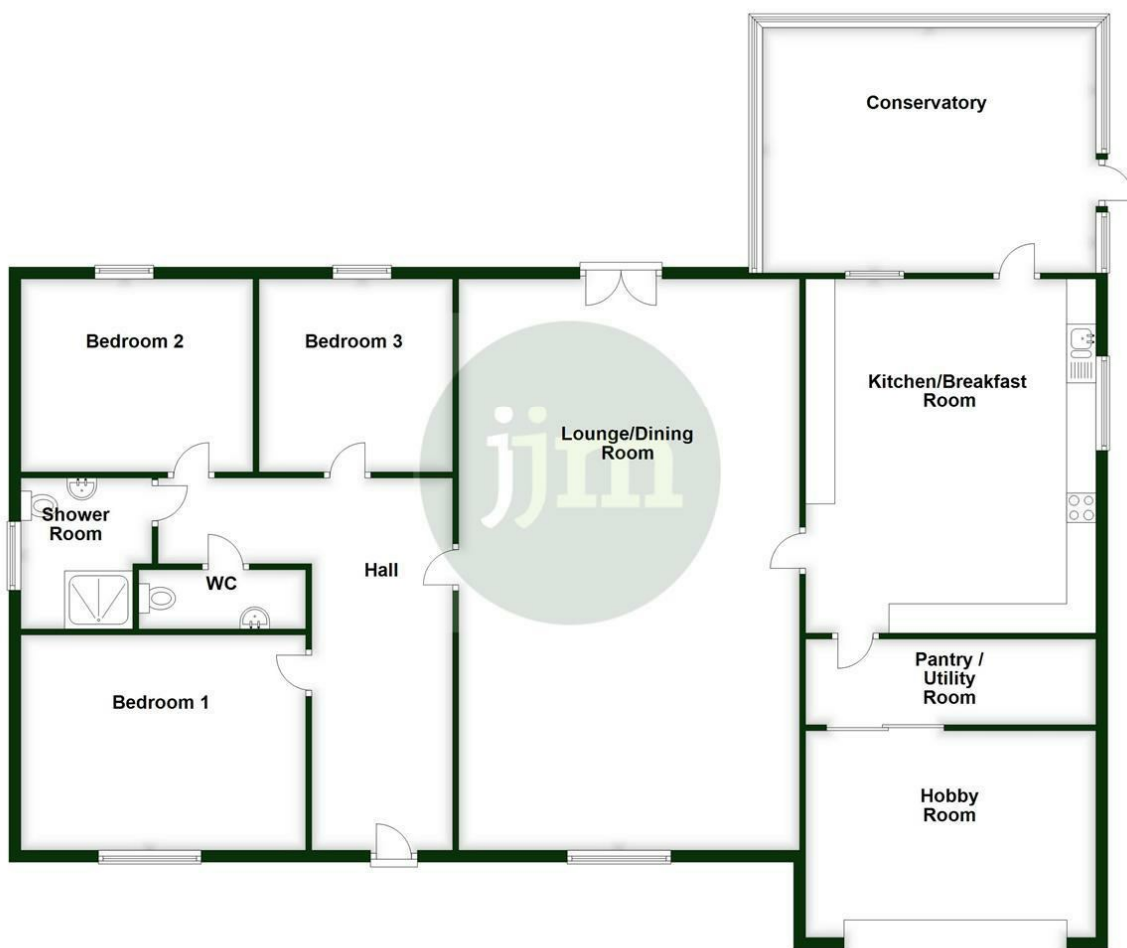
Drainage: Private

Local Authority: Ceredigion County Council

Council Tax: Band E

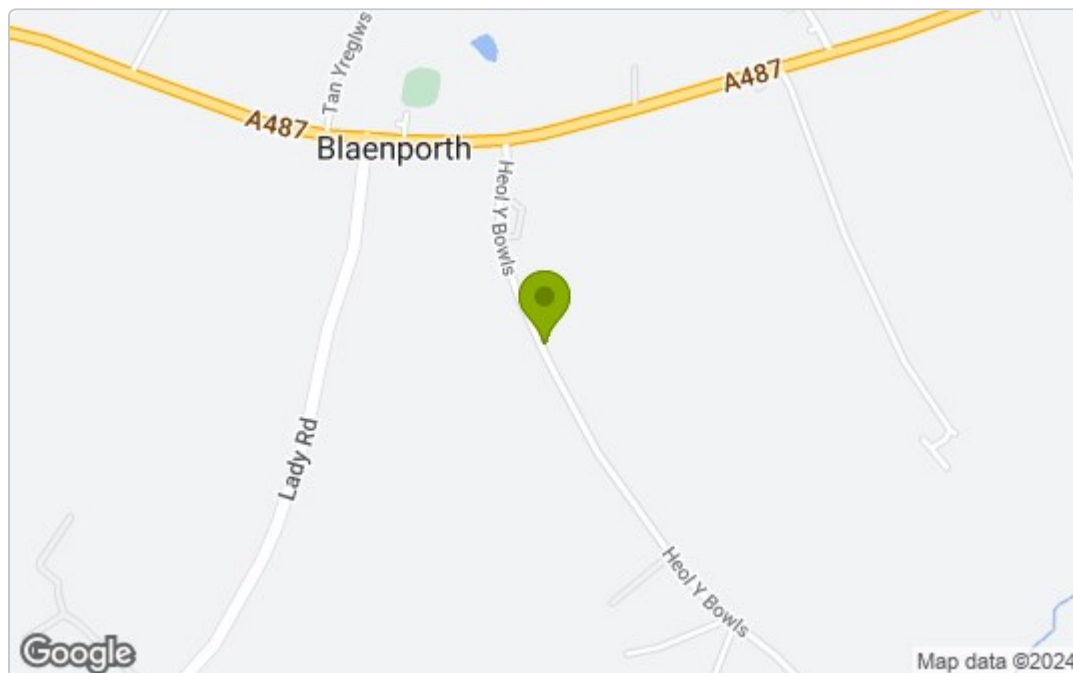
# Floor Plan

## Ground Floor

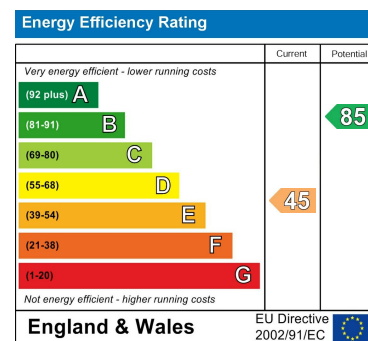


Scale 1:100  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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