



Afallon Bowls Road, Blaenporth, SA43 2AR

**£359,950**

A modern detached three bedroom bungalow boasting countryside and distant sea views situated in the village of Blaenporth, close to the Bay of Cardigan with beaches found nearby at Aberporth and Tresaith. The property offers excellent spacious accommodation which is beautifully presented and the proportions and layout would make an ideal home for a family or couple. Outside there are front and rear gardens, an integral garage ample off road parking for several vehicles or even a boat/motorhome etc. Viewing is highly recommended.

Upvc door to:-

### Hall



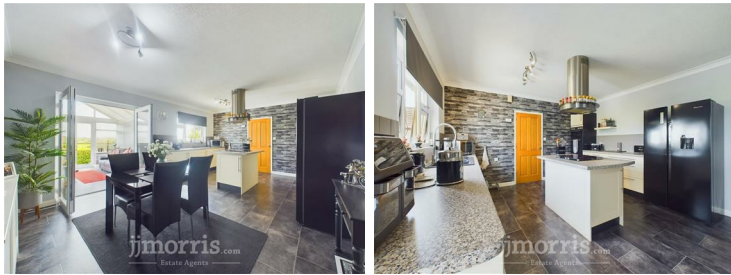
Built-in storage, coved ceiling, radiator, cupboard housing hot water cylinder. Doors to:-

### Living Room



Electric coal effect fire, two Upvc windows, coved ceiling, radiator.

### Kitchen/Diner



Having a range of wall and base units, breakfast island, induction hob and unit, extractor fan, part tiled walls, vinyl flooring, carbon Phoenix sink with stainless steel hose tap, built-in oven, radiator, coved ceiling, double Upvc door to:-

### Conservatory



Vertical radiator, vinyl flooring, double Upvc door to garden.

### Utility



Upvc door to garden, part tiled walls, stainless steel sink, plumbing for washing machine, radiator.

### WC



Low flush WC, hand wash basin with unit, heated towel rail, Upvc window, part tiled wall.

### Bathroom



Bath, walk-in shower, low flush WC, pedestal hand wash basin, heated towel rail, Upvc window, tiled walls, wood effect flooring.

### Bedroom One



Upvc window, radiator, coved ceiling.

## Bedroom Two



Upvc window, radiator.

## Master Bedroom



Upvc window, radiator, coved ceiling.

## Garage



Electric garage door, Upvc window, loft access.

## Externally



To the rear - patio area, astro turf area, raised decking, green house, oil tank, gravel area, side access.

To the front - Driveway, garage, gravel area, path to front door, tiled area.

## Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Cesspit

Local Authority: Ceredigion County Council

Council Tax: Band E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///hurricane.mint.respects

## 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 - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Likely & Data - Limited

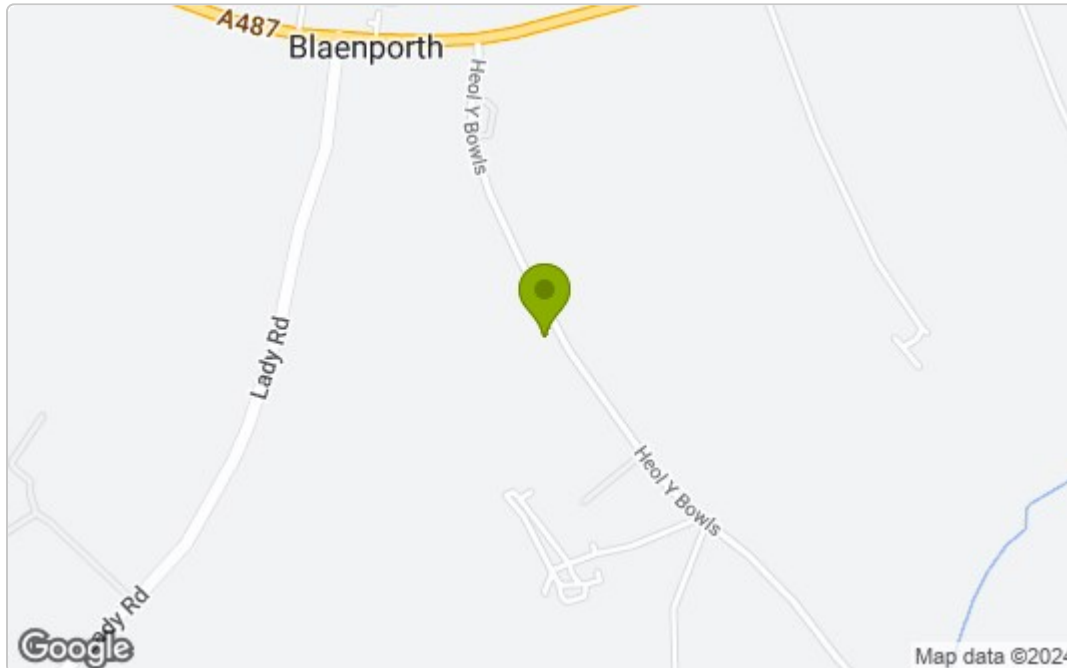
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective

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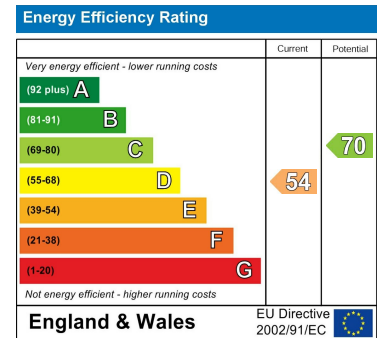
# Floor Plan



# 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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