



1 Heol Y Gorwel, Aberporth, SA43 2HQ

£225,000

A well presented two bedroom semi detached bungalow situated in the popular coastal village of Aberporth. Within walking distance of the two beautiful sandy beaches and amenities. The market town of Cardigan is also just approximately 7.5 miles away. The accommodation comprises: hall, living room, dining room, kitchen two bedrooms and a family bathroom. Externally, there are good sized gardens.

Situation

The sea side village of Aberporth is located 6.5 miles North-east of Cardigan. Originally a fishing village Aberporth boasts two sandy beaches, one of which is open to dog walking all year round and both are popular beaches for swimming, surfing and sailing. Rock pools are exposed at low tides and the famous bottle nose dolphins of Cardigan Bay are frequent visitors to this picturesque bay. The Ceredigion Coastal Path runs through the village making this a popular venue with walkers. The village benefits from; a primary and two nursery schools, several beach cafes, a community hall, a pub serving good food throughout the day, and chip takeaway, chemist & post office and a village shop.

Upvc double glazed door, opening to:-

Hall



Loft access, doors leading to:-

Living Room



Upvc double glazed window to the front elevation, electric storage heater, feature stone fireplace with flagstone hearth, wooden mantle and shelving.

Dining Room



Upvc double glazed doors leading out to the rear garden, opening through to:-

Kitchen



Having a range of wall and base units with complementary worksurface over, space for electric cooker with extractor hood over, inset 1.5 bowl sink unit and drainer with mixer tap over, void and plumbing for washing machine, tiled flooring, tiled splashback, Upvc double glazed window to the rear, Upvc double glazed door leading out to the side, built-in storage cupboard, airing cupboard housing hot water cylinder.

Returning to the Hall, doors lead to:-

Bedroom One



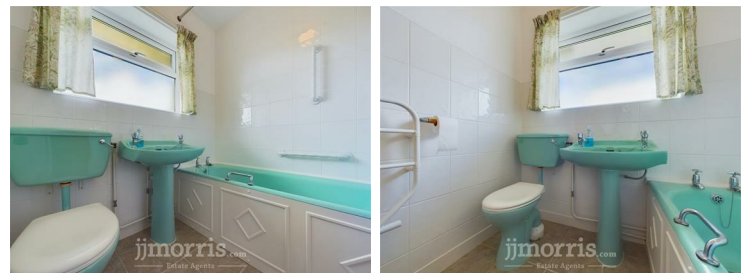
Upvc double glazed window to the rear elevation, electric storage heater, built-in wardrobe.

Bedroom Two



Upvc double glazed window to the front elevation, electric storage heater, built-in wardrobe.

Bathroom



Three piece coloured suite comprising panel bath with

electric shower over, pedestal hand wash basin, low flush WC, tiled walls, Upvc double glazed window, extractor fan, heated towel warmer.

Externally



The property benefits from a good sized lawned garden to the front and side which extends around to the rear of the property, which has a concrete pathway, lawned garden enclosed by mature shrubs and bushes.

Utilities & Services

Heating Source: Electric storage heater.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band C

What Three Words: ///depths.tanks.private

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, this property has both standard and superfast broadband available, with speeds up to 1mbps upload and 18mbps download and Superfast 20mbps upload and 80mbps download. 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 - Limited

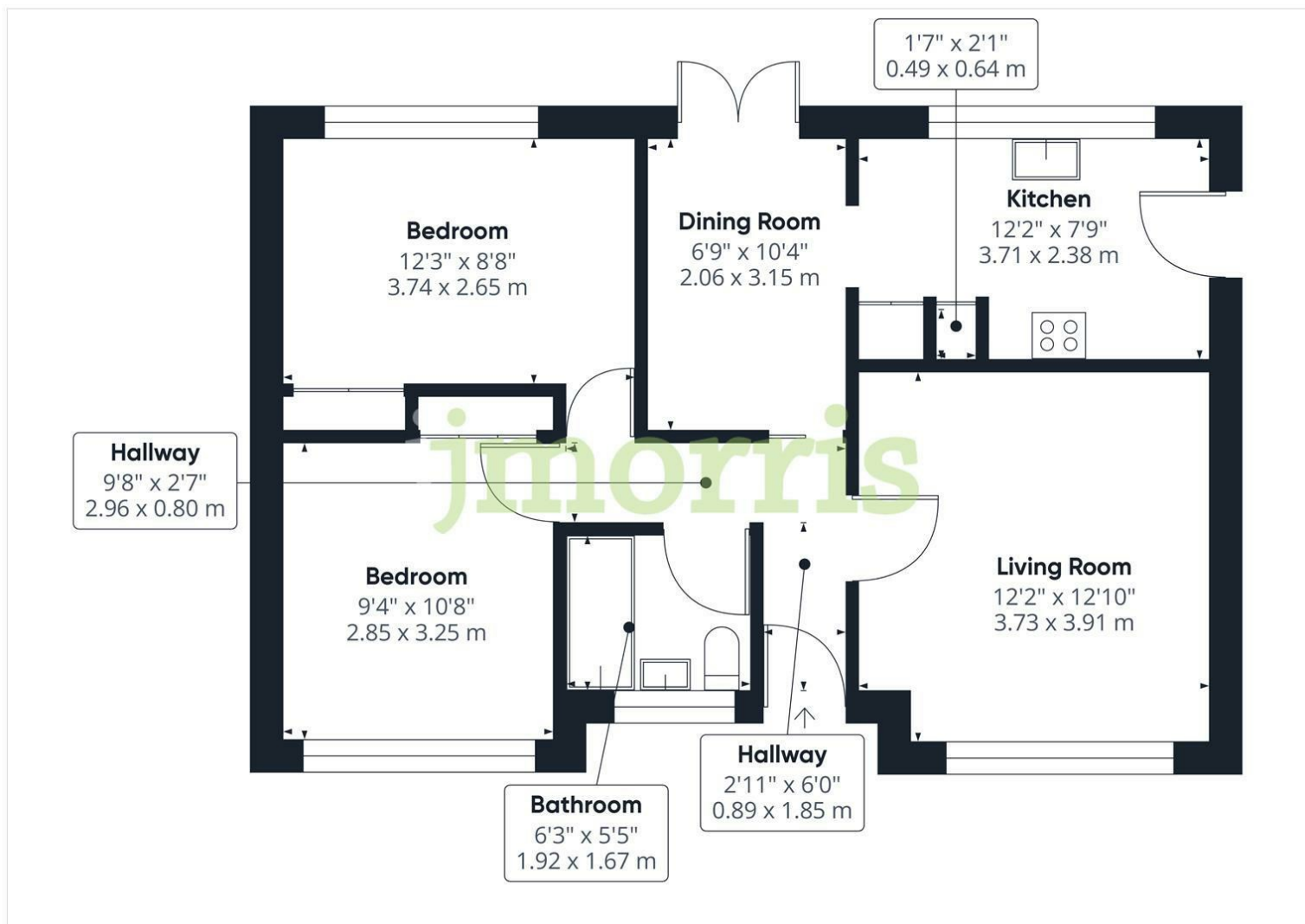
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

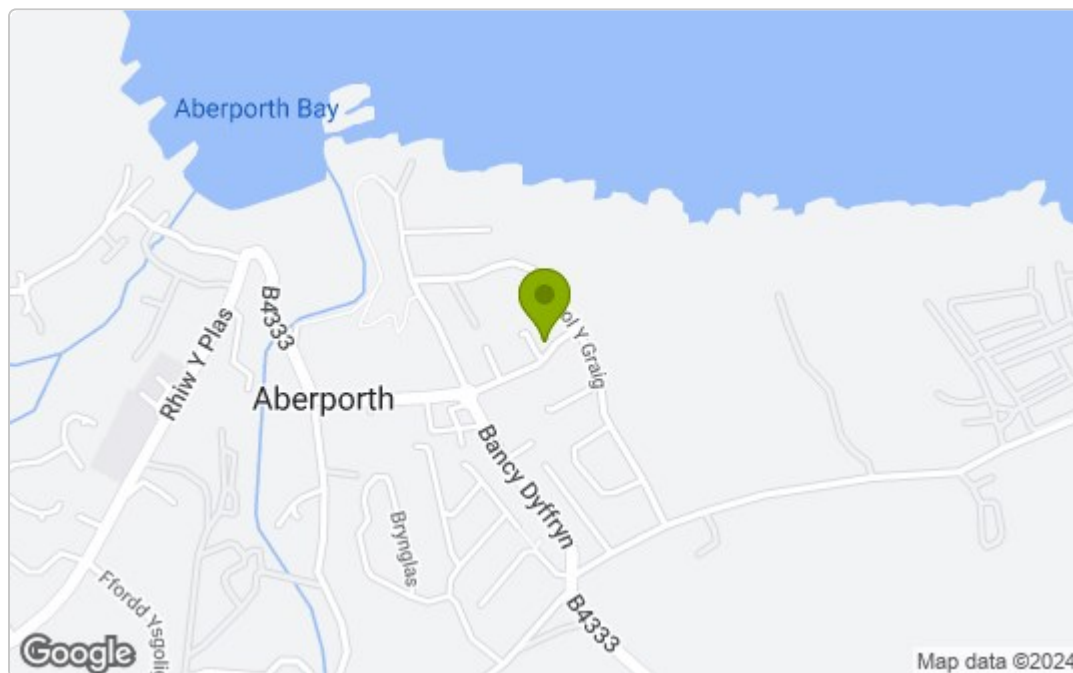
Vodafone. Voice - Likely & Data - Limited

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 buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan



Area Map



Energy Efficiency Graph

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

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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