



55 Heol Y Graig, Aberporth, SA43 2HD

£339,950

Boasting breathtaking coastal and sea views this three bedroom semi detached bungalow is situated in the favoured costal village of Aberporth, just a short walk from the costal path and the beach. The property comprises: hall, living room with sliding patio doors to take advantage of the views, kitchen, conservatory, large store room, which has the potential to provide further accommodation (stc), three bedrooms and a modern wet room. Externally, there is parking to the front with an adjacent lawned garden, with a large rear garden, again enjoying fantastic sea views. Viewing is highly recommended.

Situation

The bungalow is 2 minutes from the village green and shops incorporating a pharmacy/post office, take away's and general stores. It is a 5 minute walk to the beach, cafes and pubs. Aberporth is a very popular seaside village resort with splendid Blue Flag Awarded sandy beach and a small group of shops and amenities. The village is best known for its beach and access onto the Ceredigion coastal footpath with miles of cliff top walks and spectacular scenery to enjoy. The nearby market town of Cardigan is approx. 7 miles away and provides a wide range of shops and amenities to include supermarkets, schools, leisure facilities, theatre, restaurants and a high street parade of local and national retailers. Cardigan Golf Club in Gwbert is also convenient.

Upvc double glaze entrance door opens to:-

Hallway

Doors off to:-

Living Room



Feature tiled fire surround, tiled hearth and inset Rayburn fire, Upvc sliding doors leading out to the garden enjoying far reaching sea views, radiator. Door to:-

Kitchen



Having a range of wall and base units with complimentary work surface over, space for electric cooker with extractor hood over, tiled splashback, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, radiator, door to:-

Conservatory



Upvc double glazed windows and door to the side, enjoying views over the garden and to the sea beyond, void and plumbing for washing machine, door through to the Garage/Store.

Bedroom One



Upvc double glazed window to the front elevation, radiator, covered ceiling.

Bedroom Two



Upvc double glazed window to the front, radiator.

Bedroom Three



Upvc double glazed window to the side, radiator.

Wet Room



Low level electric shower with folding screen and curtain, low flush WC, pedestal hand wash basin, Aqua panelled walls, radiator, airing cupboard with slatted shelving, extractor fan, Upvc double glazed window.

Externally



Tarmac driveway to the front and side providing off-road parking for several vehicles, good sized lawned garden to the front.

The rear garden is of a good size, predominantly laid to lawn with a concrete path, mature shrubs and bushes, oil storage tank, far reaching sea views.

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band C

What3Words: ///force.alongside.racetrack

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 Standard 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.

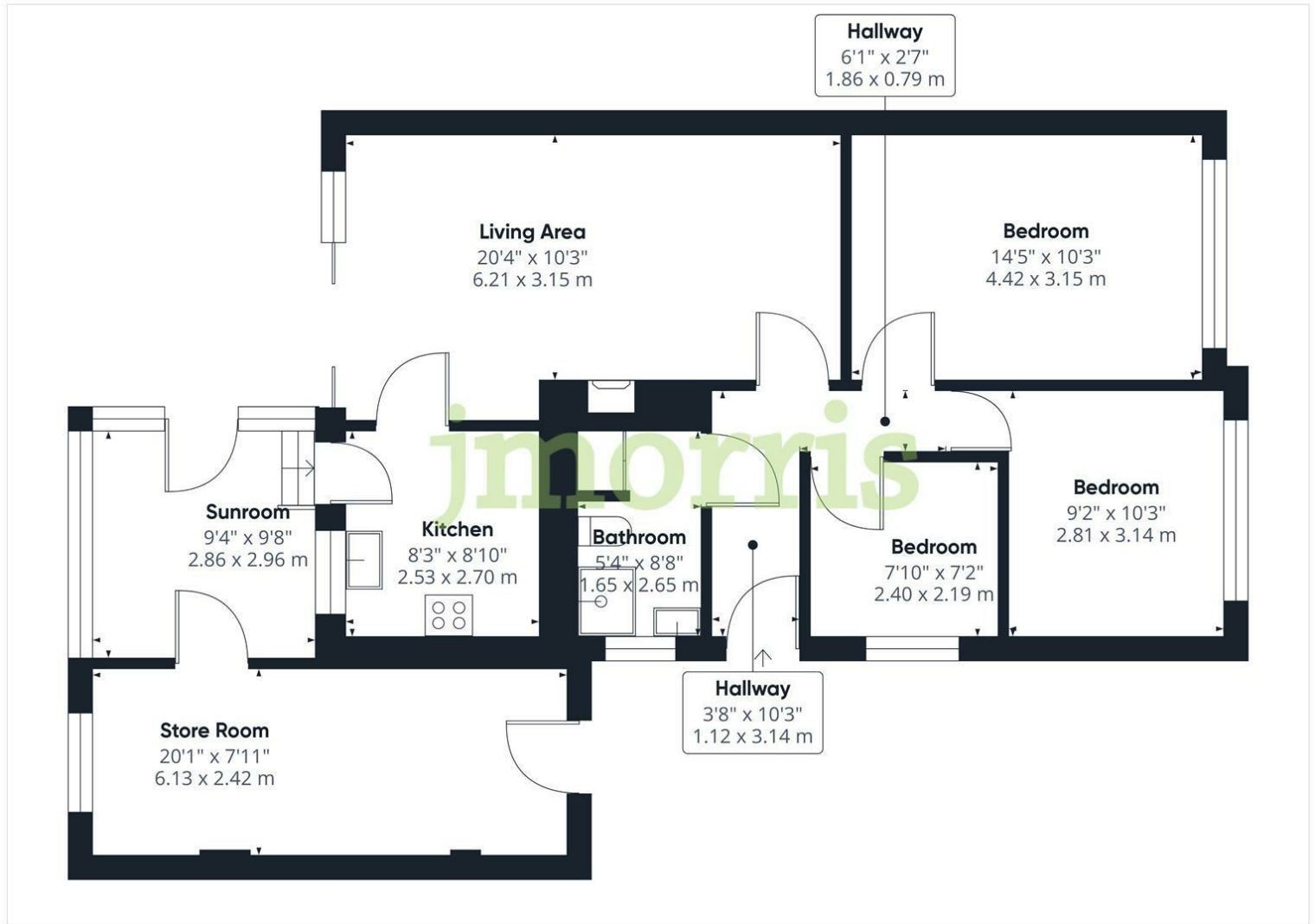
Mobile Phone Coverage

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

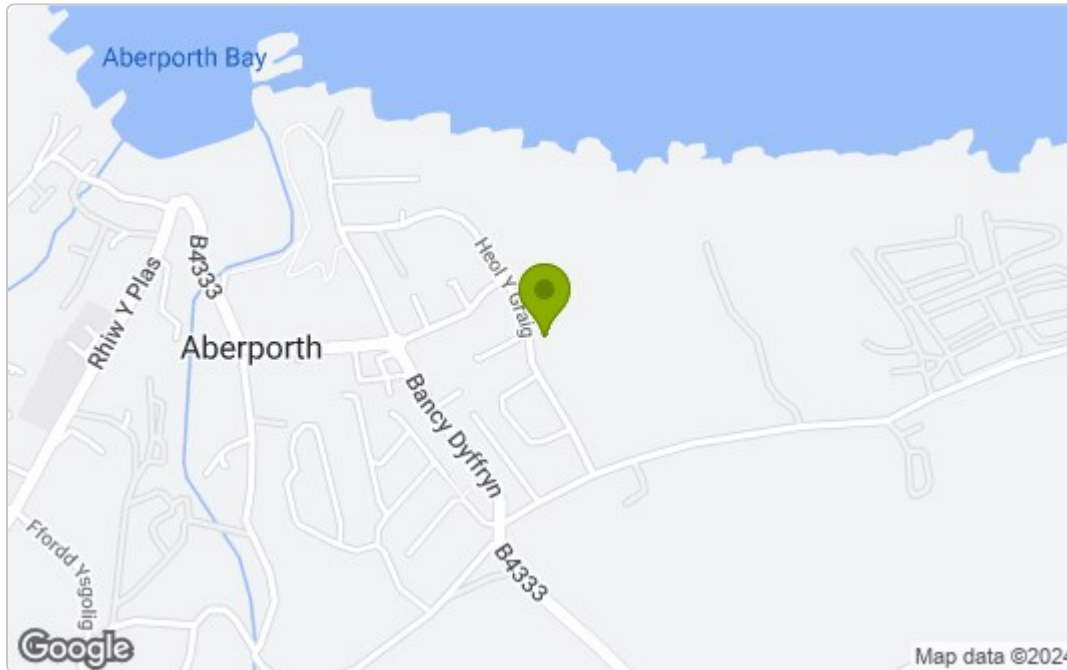
EE Voice - Likely & Data - Limited
Three Voice - Limited & Data - Limited
O2 Voice - Likely & Data - Likely
Vodafone. Voice - Likely & Data - Limited

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			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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