



17 Anwylfan, Aberporth, SA43 2EL

£224,950

An opportunity to purchase a two bedroom semi detached bungalow situated in a cul-de-sac location in the village of Aberporth, within walking distance to the beach. Comprising; porch, hall, bathroom, living room, kitchen/diner, two bedrooms and a rear conservatory. Externally the property benefits from front and rear gardens.

An ideal First Time Buyer or retirement home. Viewing a must to fully appreciate.

## Porch



Door to:-

## Entrance Hall



Loft access, radiator, hand rail, fuse box.

## Living Room



Coal effect gas fire with feature surround, radiator, built-in storage with radiator.

## Kitchen



Having a range of wall and base units with complimentary worktop surfaces, 1.5 bowl green sink with mixer tap over, void for cooker with extractor fan over, part tiled walls, Upvc window, radiator, door to:-

## Conservatory



Upvc windows, gas fire heater, radiator.

## Bedroom One



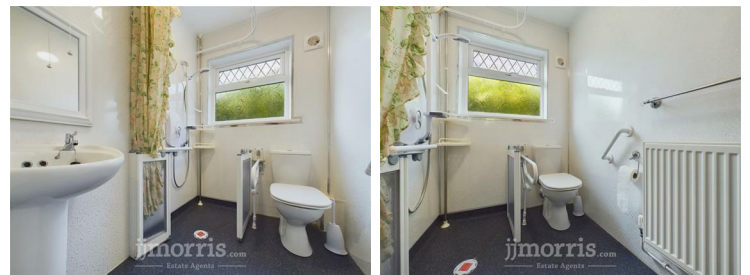
Upvc window, radiator.

## Bedroom Two



Upvc window, radiator.

## Shower Room



Low flush WC, pedestal hand wash basin, electric shower, Upvc window, radiator.

## Externally



A path leads to the front door with lawned areas either side with mature shrubs and plants. Side access to the rear. To the rear there are steps down to a patio area, timber shed and summer house.

## Utilities & Services

Heating Source: Oil-fired central heating

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band B

What3Words: ///marked.districts.locked

## 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 20mbps 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 - Limited & Data - Limited

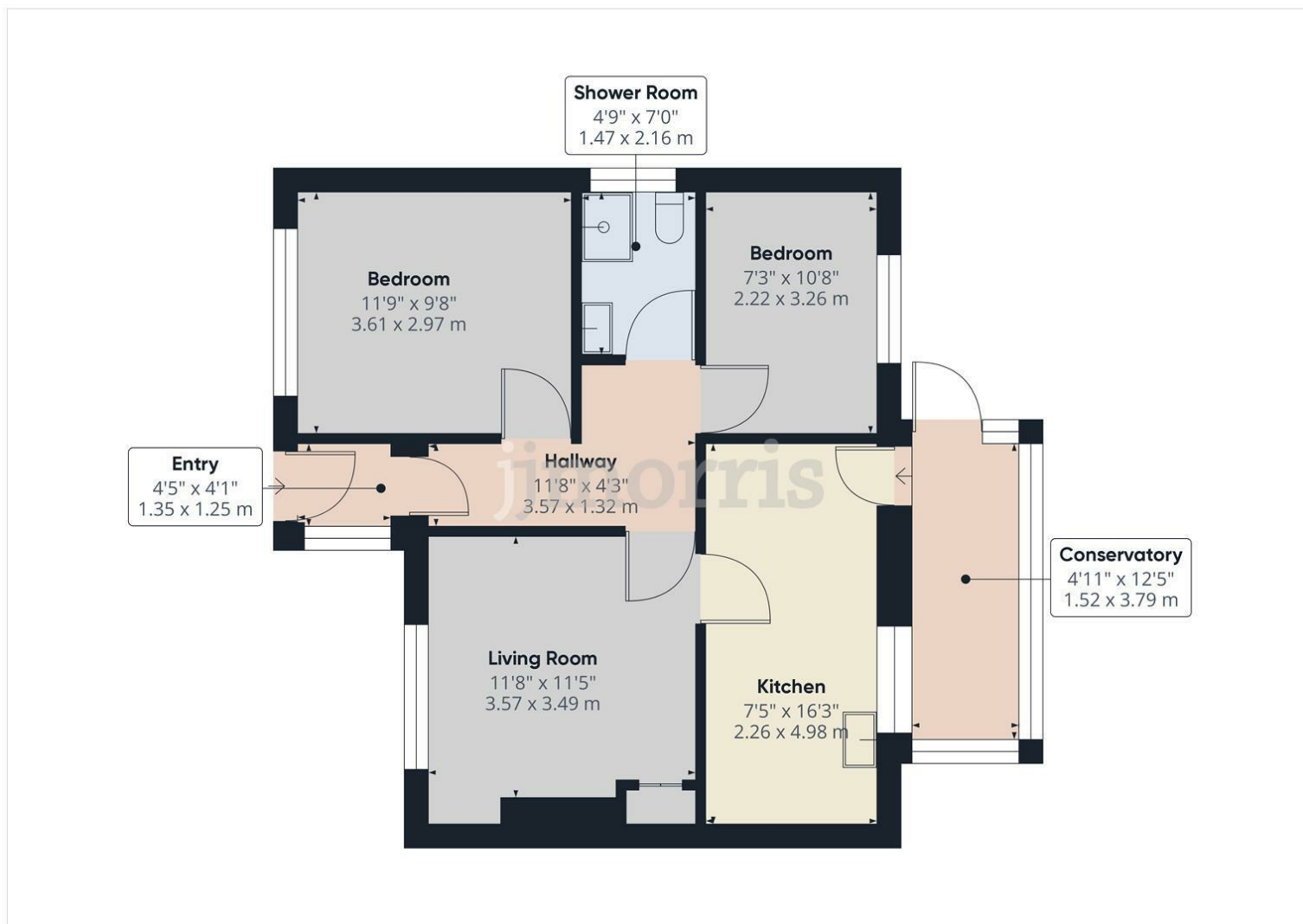
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

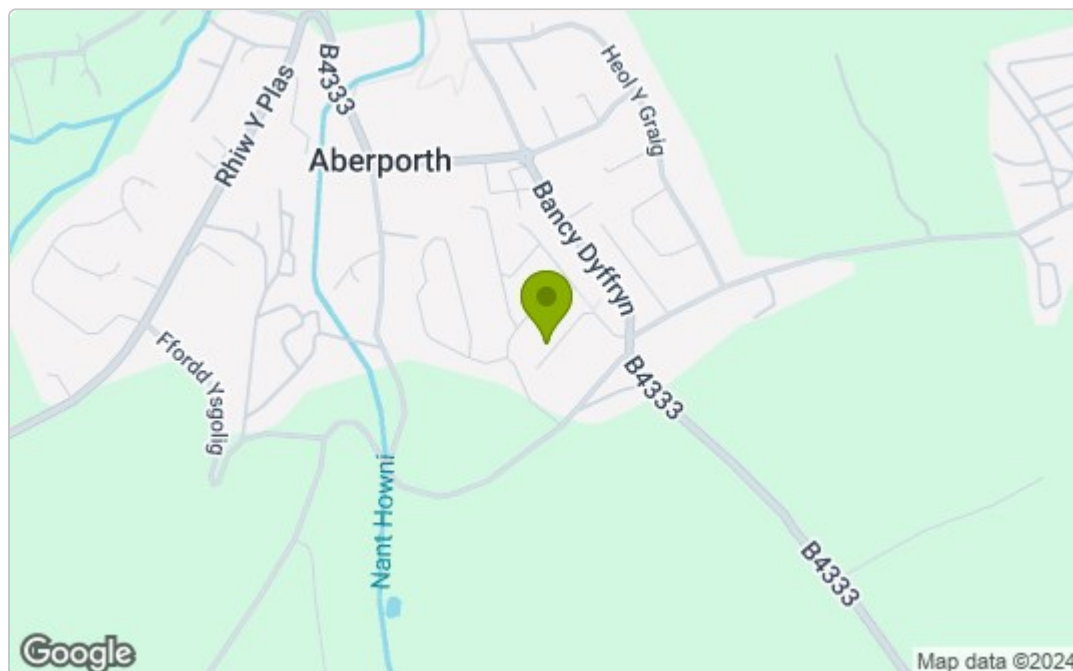
Vodafone. Voice - Limited & Data - Limited

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			
<b>England &amp; Wales</b>		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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