



Llwynderw Bowls Road, Blaenporth, SA43 2AR

£319,995

A spacious Three Bedroom Detached Bungalow, enjoying views to the rear over open countryside, set on a generous plot in the village of Blaenporth, approximately 6 miles from the market town of Cardigan and a short drive from the popular Cardigan Bay Coastline.

The accommodation briefly comprises: canopy porch, hall, living room, conservatory, kitchen/diner, utility room, hobby room, study, three bedrooms and a family bathroom. Externally, there is parking and gardens to three sides.

Entrance Hall



Coved ceiling, radiator, built-in storage with radiator, doors to:-

Living Room



Electric coal effect fire with feature surround, Upvc window, coved ceiling, radiator, double Upvc door to:-

Conservatory



Upvc windows, radiator, Upvc door to garden.

Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces and breakfast bar, 1.5 bowl sink with mixer tap over, electric oven and grill with counter top hob with extractor fan over, integrated Bosch dishwasher, integrated fridge, Upvc windows, coved ceiling, part tiled walls, part tiled floor, radiator, door to:-

Utility



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, boiler, plumbing for washing machine, space for under counter fridge/freezer, part tiled walls, coved ceiling, tiled floor, radiator, loft access, doors to:-

Hobby Room



Sliding Upvc door, Upvc window, radiator, fuse box.

Storage Room



Upvc window, coved ceiling, radiator.

WC



Low flush WC, pedestal hand wash basin, Upvc window, radiator, coved ceiling, part tiled walls, tiled floor.

Bedroom One



Upvc window, coved ceiling, radiator.

Bedroom Two



Upvc window, coved ceiling, radiator.

Bedroom Three



Upvc window, coved ceiling, radiator, built-in wardrobes.

Family Bathroom



Low flush WC, base unit with hand wash basin, bath corner walk-in shower with electric shower, heated towel rail, Upvc window, part tiled walls, tiled floor, coved ceiling.

Externally



To the front there is off-road parking for several vehicles, lawned and gravel area, To the rear there is a patio area, lawned and gravel area. To the side there is a patio area and timber shed.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Treatment System

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///patrol.zoned.seatbelt

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.

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

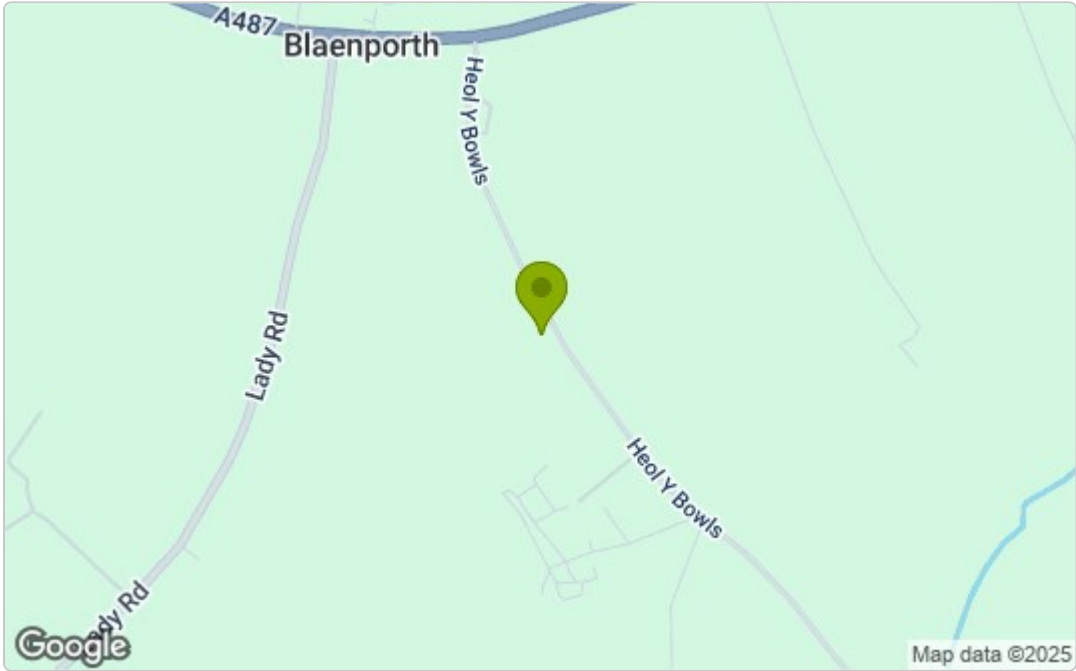
Vodafone. Voice - Limited & Data - Limited

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.

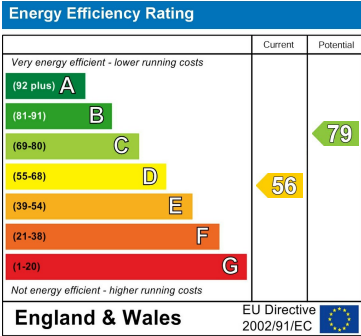
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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