



Karenza Bowls Road, Blaenporth, SA43 2AR

£350,000

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: Entrance porch, hallway, living room, conservatory, kitchen/Breakfast Room, Dining room, utility room, Three bedrooms One with En-suite and a family bathroom. Externally, There a resin driveway which provides parking for several vehicles and provides access to the garage, Lawned areas to the Front and Rear.

Entrance Porch



Tiled flooring, door to:-

Hallway



Built-in storage and airing cupboard, radiators, doors to:-

Living Room



Gas fired feature fireplace with exposed stone surround, double glazed Upvc windows to the front and side, coved ceiling, radiator.

Kitchen/Breakfast Room



Having a range of wall and base units with complimentary worktop surfaces, counter top Bosch hob With Built over

Extraction fan, stainless steel 1.5 sink bowl with mixer tap over, built-in Bosch oven and grill, double glazed Upvc window to the rear, wooden panel ceiling, spotlights, part tiled walls, wood effect vinyl flooring, door to pantry, door to:-

Utility



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, plumbing for washing machine, Grant boiler, loft access part tiled walls, wood effect flooring, Upvc Window to the Rear, Upvc door to Garden.

Dining Room



Double glazed Upvc window to the side, coved ceiling, radiator, door to kitchen, double glazed Upvc double doors to:-

Conservatory



Double glazed Upvc windows, electric storage heater, sliding Upvc doors to Garden.

Bedroom One



Double glazed Upvc window to the front, fitted built-in wardrobes, radiator.

Bedroom Two



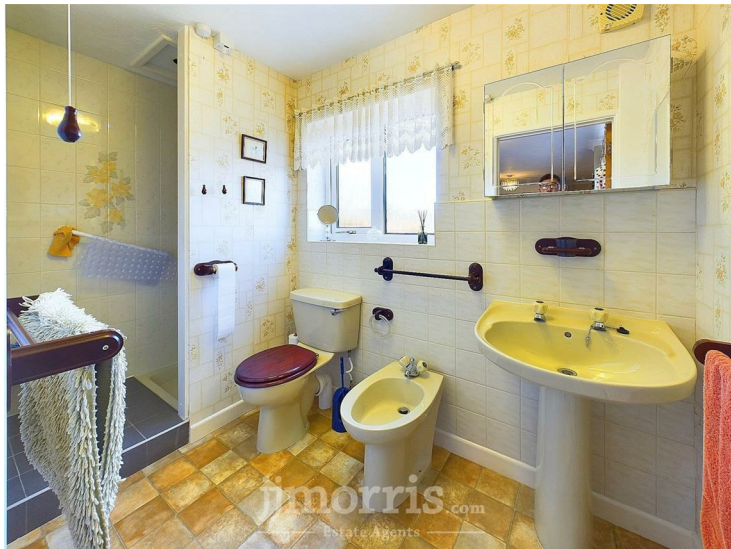
Double glazed Upvc window to the front, radiator, coved ceiling.

Bedroom Three



Double glazed Upvc window and door to the garden, fitted wardrobes, built-in storage, radiator, door to:-

Ensuite



Low flush WC, pedestal hand wash basin, bidet, walk-in

shower with tiled surround and electric shower, tiled effect vinyl flooring, loft access, double glazed Upvc window to the rear.

Family Bathroom



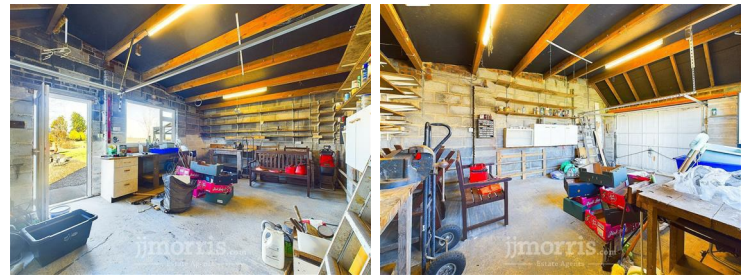
Low flush WC, bidet, round counter top hand wash basin, walk-in shower with fitted shower extractor fan over, spotlights, tiled walls, tiled flooring, double glazed window to the rear, built-in storage.

Externally



The property is approached via a resin driveway which provides parking for several vehicles and provides access to the garage with lawned area and mature hedging. A resin pathway leads to the rear garden which has a Summer House, timber Garden Shed, Greenhouse and Potting Shed. There is a lawned area, decorative gravel area and a vegetable patch.

Garage



Access to Garage via Resin Driveway, range of wall and base units, Shelves to the rear and side, exposed beams, Upvc window to the side.

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private drainage - septic tank.

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///headsets.shared.applies

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 standard broadband available, with speeds up to 0.1mbps upload and 1mbps 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 - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

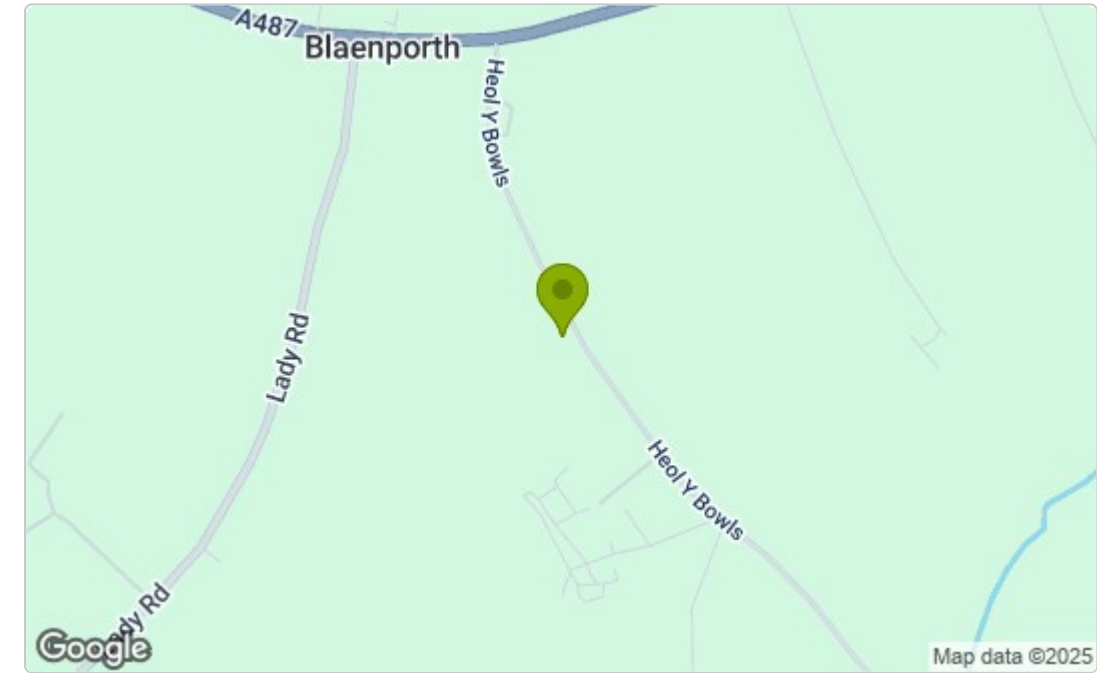
Vodafone. Voice - Limited & Data - Limited

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



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.

Energy Efficiency Graph

