



1 Heol Y Wylan, Cardigan, SA43 2HE

£225,000

End Terrace Two bedroom bungalow is situated in the favoured costal village of Aberporth, just a short walk from the costal path and the beach. The property comprises: Entrance, living/dining room, kitchen, conservatory, Two bedrooms and a wet room. Externally, To the front there is ample off-road parking, lawned area to front and side. To the rear there is a paved patio area, lawned area, access to workshop/storage area, wooden fence boundary.

Entrance



Upvc Double glazed windows, tiled flooring, door to:-

Hallway



Tiled flooring throughout, coved ceiling, loft access, radiator, built-in storage with plumbing for washing machine, doors to:-

Living/Dining Room



Upvc Double glazed window to the front, coved ceiling, two radiators, sliding Upvc door to:-

Conservatory



Upvc Double glazed window, radiator, Upvc double glazed door to Garden.

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, integrated dishwasher, counter top hob with extractor fan over, built-in oven and grill, space for fridge/freezer, coved ceiling, radiator, part tiled walls, tiled flooring, Upvc double glazed window to the rear, Upvc door to the Garden.

Bedroom One



Upvc double glazed window to the side, coved ceiling, radiator, built-in storage, tiled flooring.

Bedroom Two



Upvc double glazed window to the front, coved ceiling, radiator, built-in storage, tiled flooring.

Wetroom



Low flush WC, pedestal hand wash basin, electric shower with extraction over, heated towel rail, built-in storage, tiled walls, double glazed window to the front.

Externally



To the front there is ample off-road parking, lawned area to front and side.

To the rear there is a paved patio area, lawned area, access to workshop/storage area, wooden fence boundary.

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 C

What3Words: ///occur.curbed.reputable

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 17mbps 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

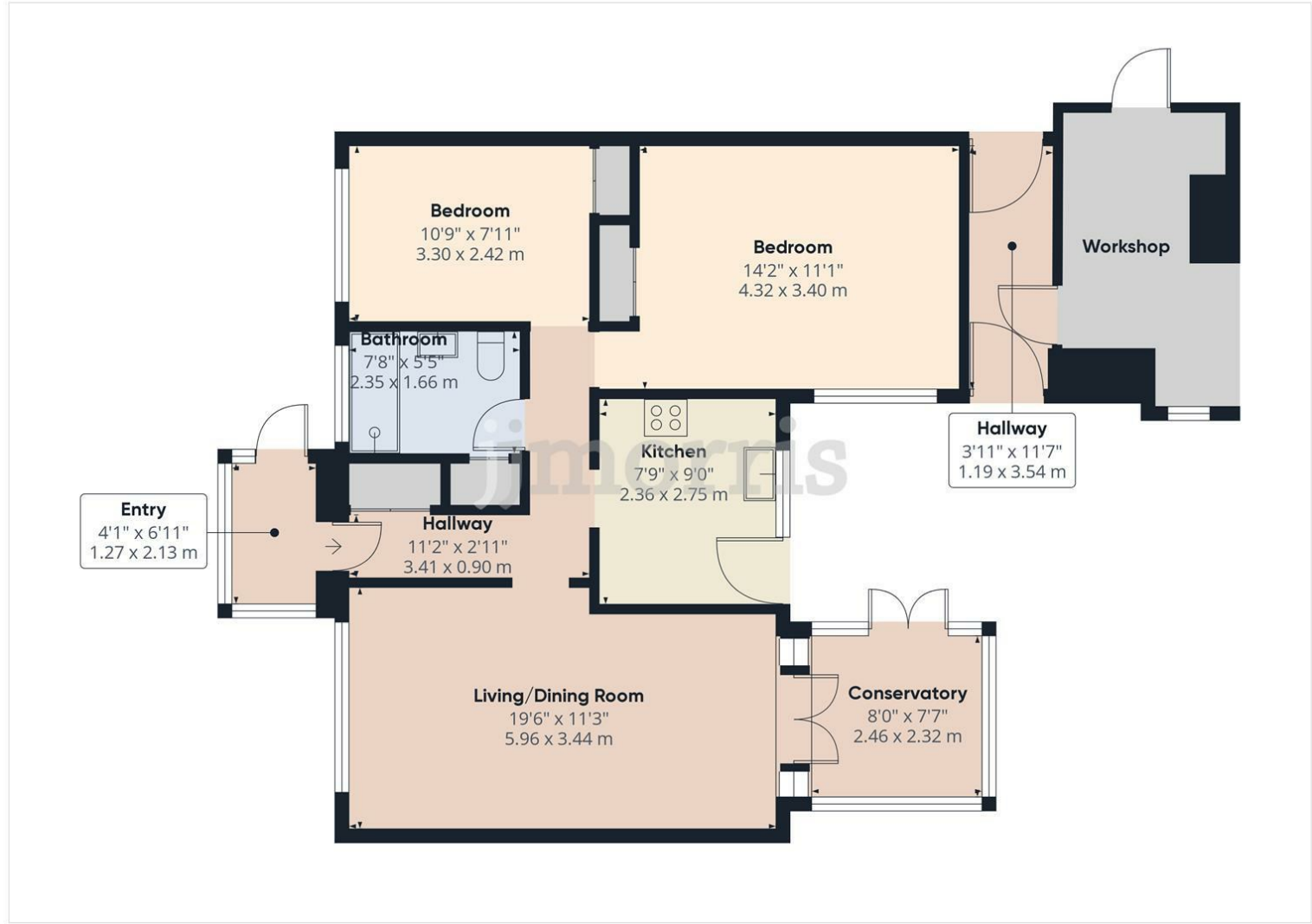
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

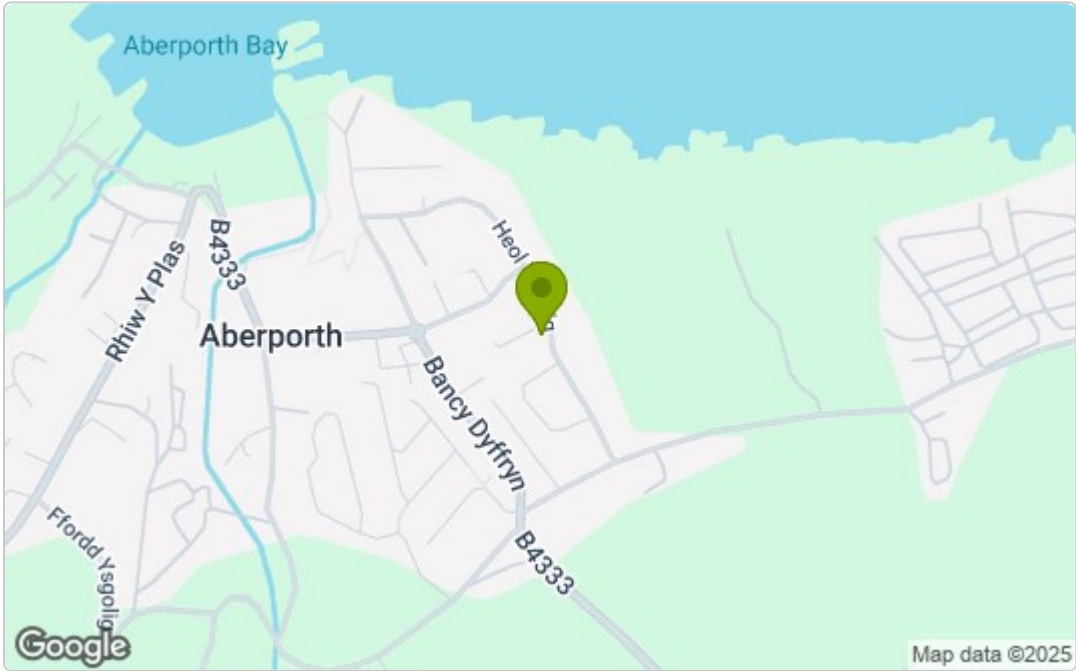
Vodafone. Voice - Limited & Data - Limited

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.

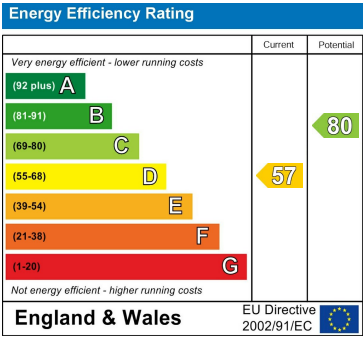
Floor Plan



Area Map



Energy Efficiency Graph



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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