



21 Anwylfan, Aberporth, SA43 2EL

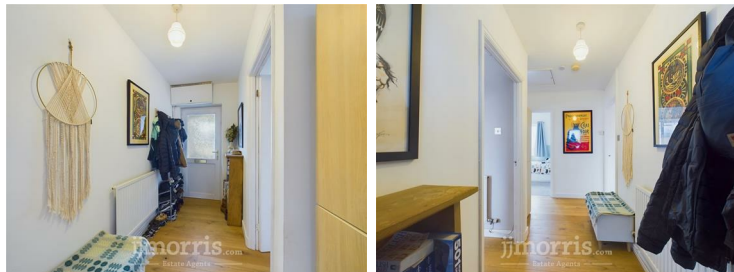
£225,000

A modernised two bedroom semi detached bungalow situated in the favoured coastal village of Aberporth. The property briefly comprises: porch, hall, open plan living/kitchen/dining room, rear porch, two bedrooms and a family bathroom. Externally, there is parking, gardens and a useful multi use storage/home office etc. The property also benefits from planning permission for an extension at the rear of the property.

Situation

21, Anwyllfan is situated in the coastal town of Aberporth, which is nestled on the Ceredigion coastline, it offers breath taking views over Cardigan Bay, a haven for wildlife enthusiasts and a prime spot for dolphin watching. The property is conveniently located with just a ten-minute walk from the beach, with a variety of local amenities to enjoy within the town.

Entrance Hall



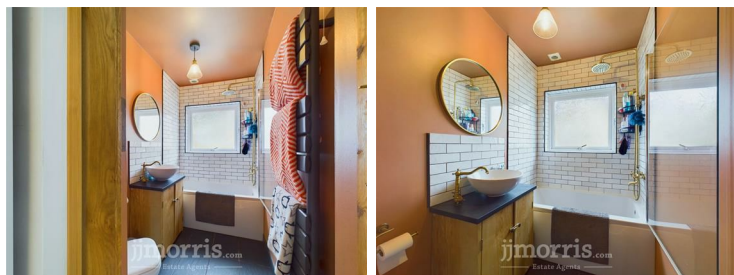
UPVC Doors and windows leading into entrance hall with wooden flooring, radiator and access to loft.

Bedroom One



Wooden Floor, radiator, UPVC window.

Family Bathroom



Sliding wooden door, slate tiled floor, WC, wash basin, copper tap, tiled wall, bath v shower, UPVC window, towel rail.

Bedroom Two



Carpet flooring, radiator, UPVC windows

Living Room / Kitchen



Wooden floor, UPVC windows, built in wall storage, log burner with stone base, airing cupboard, breakfast bar, semi tiled splash wall, gas hob oven, built in storage cupboards, double bowl Belfast ceramic kitchen sink, wooden kitchen tops.

Multi-use external storage



UPVC doors and windows, concrete floor, built in storage, loft space

Externally



Offroad parking leads to multi-use external storage, front garden, rear garden, elevated patio and seating area.

Utilities & Services

Heating Source: Oil 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: ///riskiest.nuzzled.walkway

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 19mbps 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

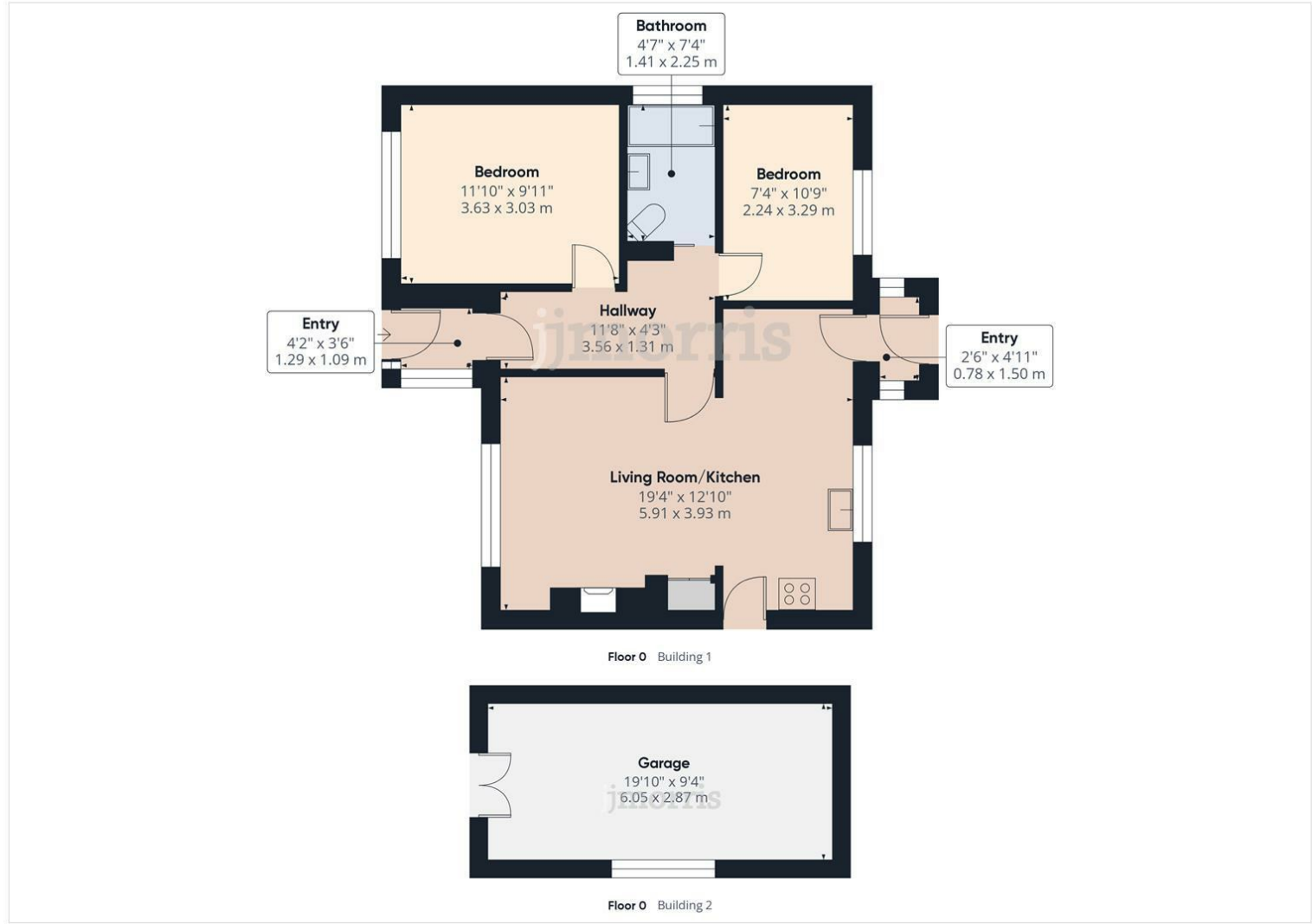
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

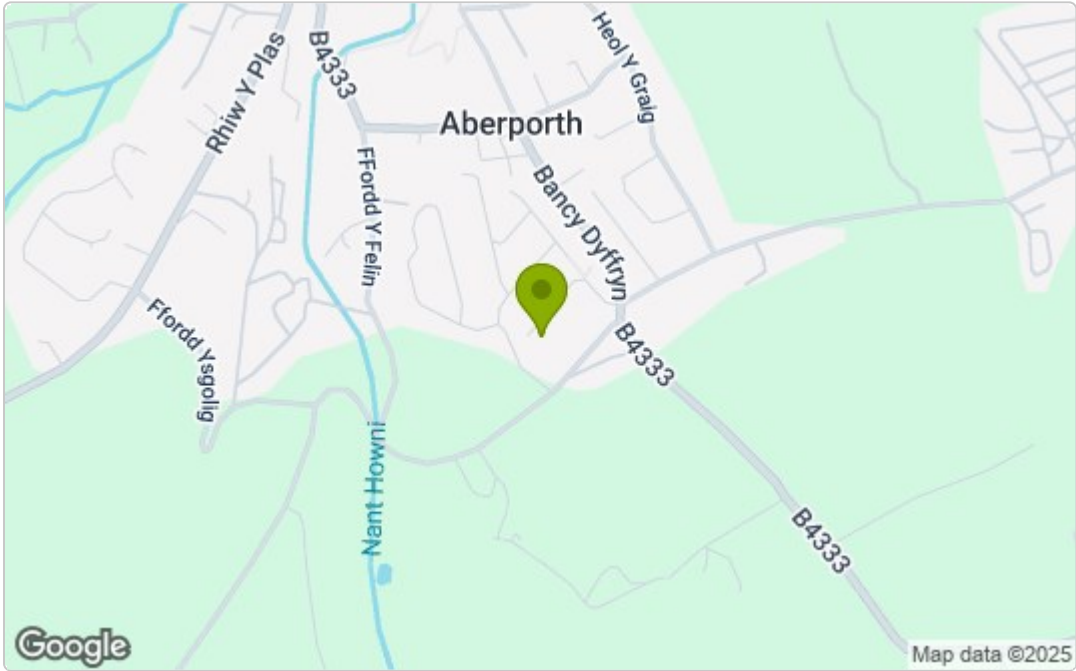
Vodafone. Voice - Limited & Data - Limited

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.

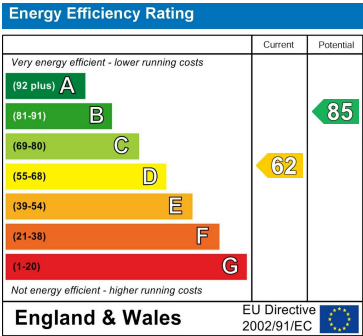
Floor Plan



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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