



30 Bryn Glas, Aberporth, SA43 2EG

£195,000

A well-presented two bedroom semi detached bungalow situated within the favoured costal village of Aberporth, being just a short walk from the beach. The property briefly comprises: Porch, Hall, Living Room, Kitchen/Diner, Two Bedrooms and a Modern Shower Room. Externally, there are good sized gardens.

Viewing Is Highly Recommended.

Porch



UPVC Door and Window, Glazed Door to:

Hallway



Coved Ceilings, Radiator, Storage Cupboard, Airing Cupboard, Doors to:

Living Room



Log Burner with Slate Half, Radiator, UPVC Windows, Coved Ceilings

Kitchen



Having a range of wall and base units with work top surface over, inset sink unit, electric oven, ceramic hob with extractor fan over, tiled splash back, space for dining table, radiator, pantry cupboard, uPVC double glazed door and window.

Bedroom One



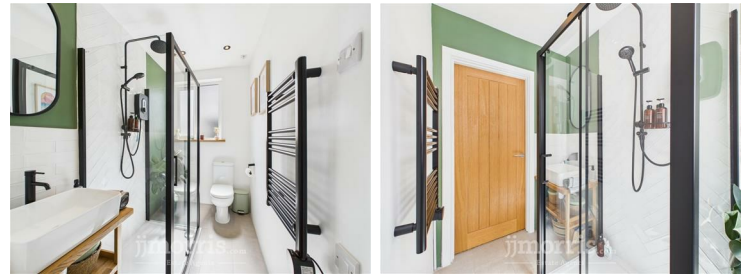
Coved Ceilings, Radiator, UPVC Window, Storage Cupboard.

Bedroom Two



Coved Ceilings, UPVC Windows, Radiator

Shower Room



Tiled Floor, Wash Basin with Storage Shelves, Tiled Walls, Walk in Shower, W.C. UPVC Window, Towel Radiator

Externally



To the front there is a lawned garden enclosed by a dwarf wall, bordered by decorative bark with mature shrubs and bushes. The rear garden has a shale seating area and an additional patio area with lawned gardens.

Utilities & Services

Heating Source: LPG 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: ///helper.dandelions.looms

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 - Likely & Data - Likely

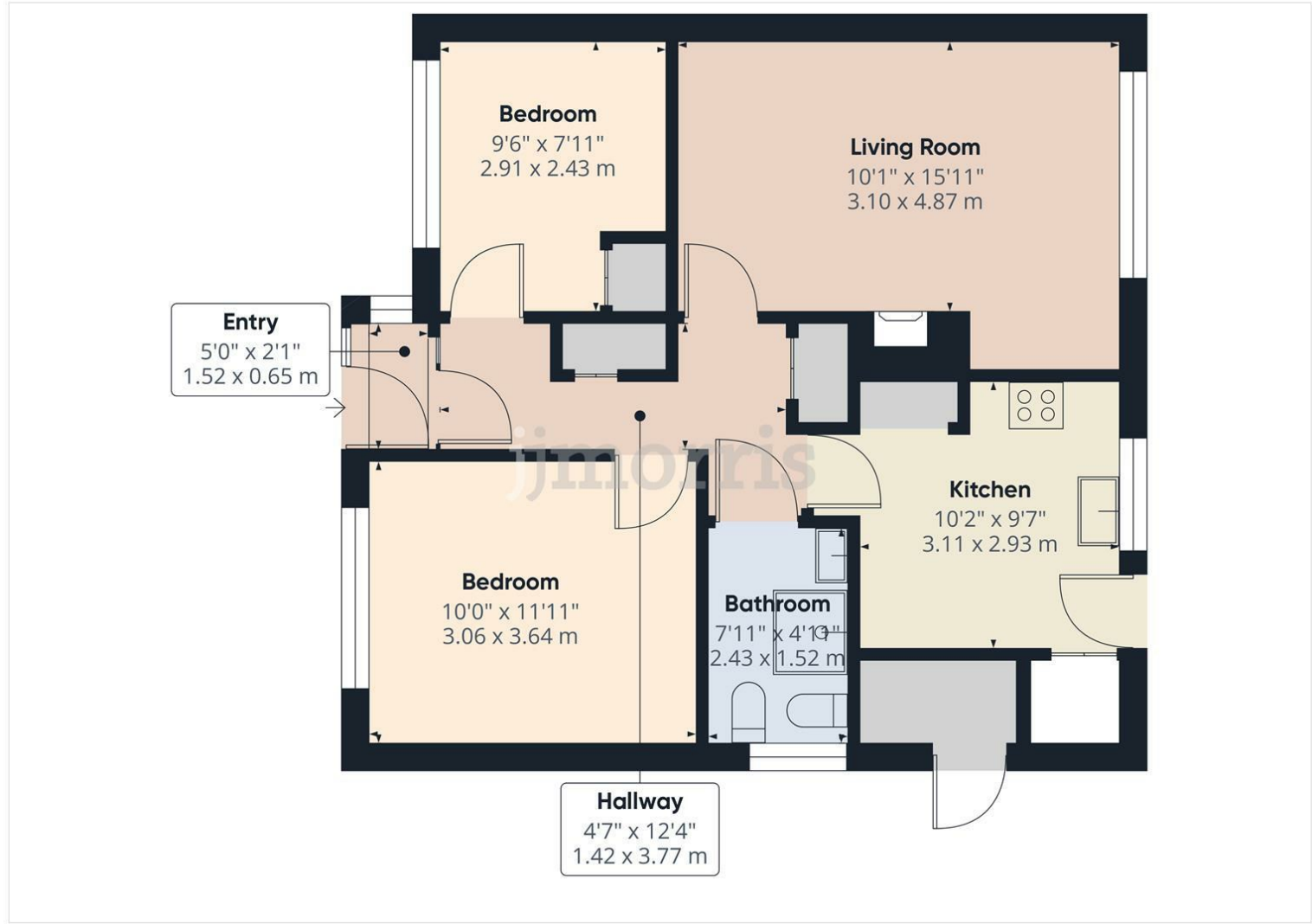
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

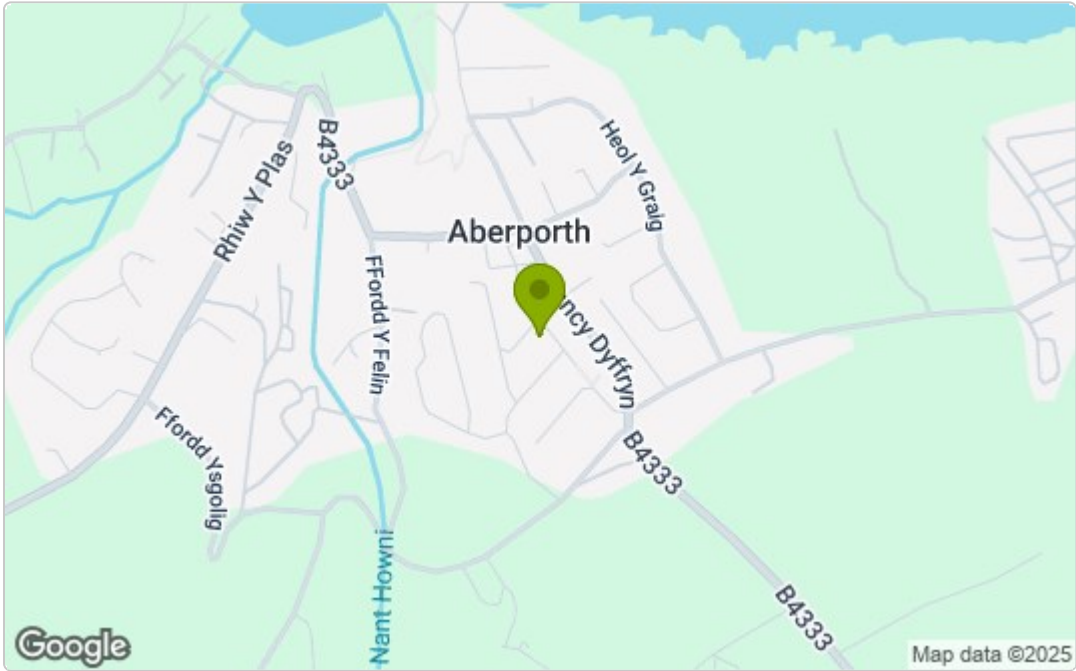
Vodafone. Voice - Limited & Data - Limited

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.

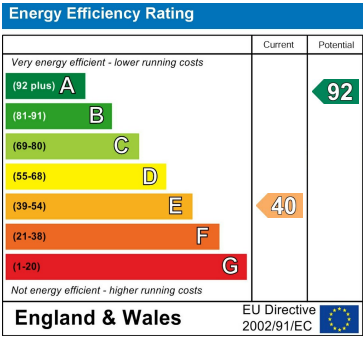
Floor Plan



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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