

Y Graig , Aberporth, SA43 2DU

£320,000

The property has been in the same family since it was built and has never been put on the market for sale. It contains many original features, including a large out-house with original bread oven and stove. There is a large garden and separate orchard. An improvable Five Bedroom Semi Detached House set on a generous plot of around 0.25 acre. The property offers great potential for a new owner to put their 'own stamp' and create a spacious family home. The property benefits from two separate staircases, so there maybe an option for 'multi-generational' living. The current accommodation is as follows: Hall, W.C. Kitchen/Breakfast Room, Dining Room, Inner Hall, Living Room and Sunroom. The first floor has Four Bedrooms and a Bathroom, with a Fifth Bedroom on the second floor.

There is parking, a detached brick outbuilding, which may be suitable for alternative uses, subject to planning and good sized gardens.

Wooden entrance door opens to:-

Hall

Tiled flooring, stairs rise off to the first floor, door to:

WC

Low flush WC, wood panelled flooring.

Kitchen/Dining Room



Having a range of wall and base units with complimentary work surface over, twin bowl stainless steel sink unit with mixer tap and drainage, ceramic hob, double electric oven, Rayburn, Grant oil-fired boiler, void and plumbing for dishwasher, dual aspect uPVC double glazed windows, radiator, understairs storage.

Dining Room



Dual aspect uPVC double glazed windows, radiator, fireplace with raised hearth, built-in display cabinets. Door to:-

Inner Hallway

Slate flagged flooring, stairs rise off, understairs storage cupboard. Door to:-

Living Room



Feature wooden fireplace with inset wood burning stove, radiator, wooden sash window, coved ceiling.

Sun Room



uPVC double glazed windows set on a dwarf wall, double French doors leading out to the rear garden, polycarbonate roof.

FIRST FLOOR

Landing

Stairs rise off to the second floor, radiator. Doors to:-

Bedroom One



uPVC double glazed window overlooking the rear garden, radiator.

Bedroom Two



uPVC double glazed window to the front, radiator, storage cupboard.

Bedroom Three



uPVC double glazed window, radiator.

Inner Landing

Dual aspect windows, radiator.

Bedroom Four



Dual aspect uPVC double glazed windows, radiator, exposed floorboards, built-in airing cupboard.

Bathroom



Panel bath with shower over, bidet, low flush WC, pedestal hand wash basin, radiator with heated towel warmer, tiled walls, uPVC double glazed window.

SECOND FLOOR

Bedroom Five

Currently divided into two rooms with dual aspect uPVC double glazed windows.

Externally

The property benefits from parking to the fore, with a useful detached outbuilding, which provides scope for

additional accommodation or home office etc (STP). The gardens extend to the side and rear with a variety of trees and bushes, lawned and patio areas, all in all extending to around 0.25 acres.

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 E

What3Words: ///grazed.flopping.remarked

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 18mbps download and Superfast 12mbps upload and 62mbps 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

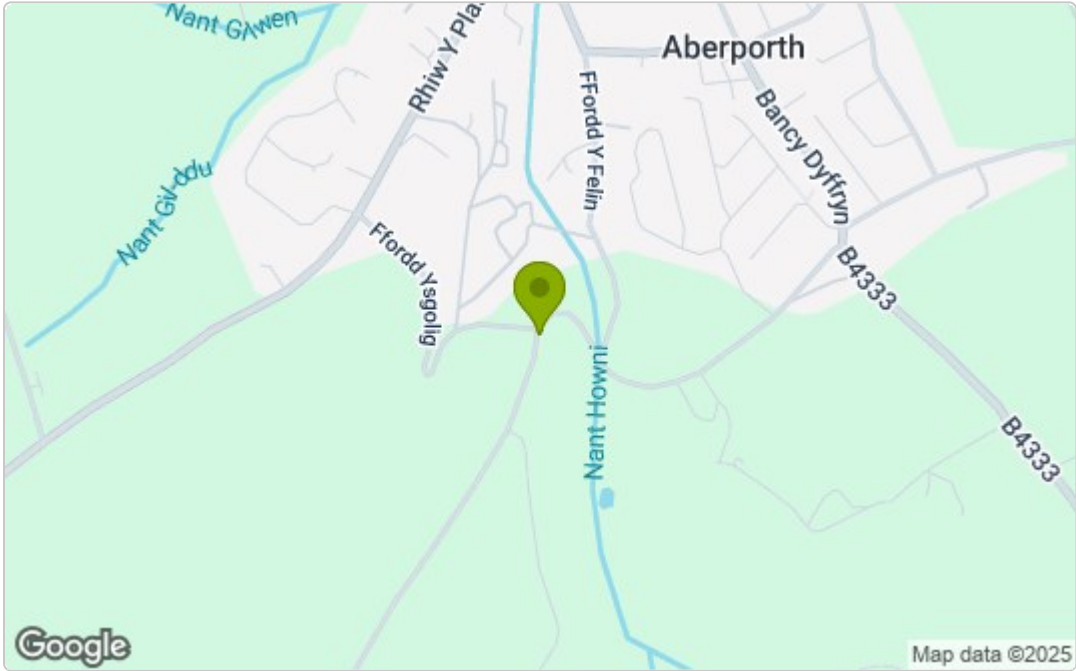
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



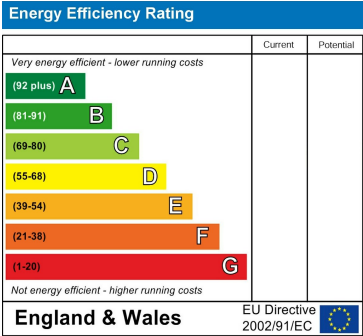
Floor Plan



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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