



22 Heol Y Graig, Aberporth, SA43 2HB

£295,000

A four bedroom semi detached bungalow situated in the favoured costal village of Aberporth, just a short walk from the beach and costal path. The accommodation is well planned and presented, which in brief comprises:

hall, living room, kitchen, three bedrooms, bathroom, first floor bedroom and ensuite. Externally, there is parking, garage and gardens.

Hall



"L" shaped hallway, radiator, coved ceiling, doors to:-

Living Room



uPVC double glazed window, feature fireplace, radiators, coved ceiling, wood effect flooring, door to:-

Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset sink and drainer unit, plumbing for dishwasher, electric oven with extractor fan over, space for fridge/freezer, part tiled walls, tiled flooring, uPVC double glazed windows, uPVC double glazed door to the garden, part aqua wall panels, door to:-

Garage



Base unit with stainless steel sink and drainer, plumbing for washing machine, space for dryer, part tiled walls, fuse box.

Bedroom One



uPVC double glazed window, radiator, coved ceiling.

Bedroom Two



uPVC double glazed window, radiator, coved ceiling.

Bedroom Three



uPVC double glazed window, radiator, coved ceiling, fitted wardrobes.

Bathroom



Low flush WC, pedestal wash basin, bath with mixer tap over, walk-in shower with fitted shower, radiator, part tiled walls, vinyl flooring, uPVC double glazed window.

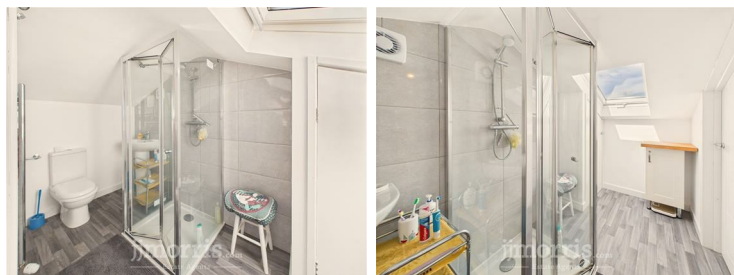
FIRST FLOOR

Bedroom Four/Loft Room



Double glazed Velux windows, fitted base units, radiator, door to:-

En-Suite



Low flush WC, pedestal wash basin, walk-in shower with fitted shower, extractor fan, built-in storage with Worcester boiler, heated towel rail, part tiled walls, vinyl flooring, double glazed Velux window.

Utilities & Services

Heating Source: LPG Gas 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: ///bluffing.swooned.billiard

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 14mbps upload and 68mbps 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 mobile coverage

EE - Good in-door and outdoor

Three - Variable in-door and good outdoor

O2 - Good in-door and outdoor

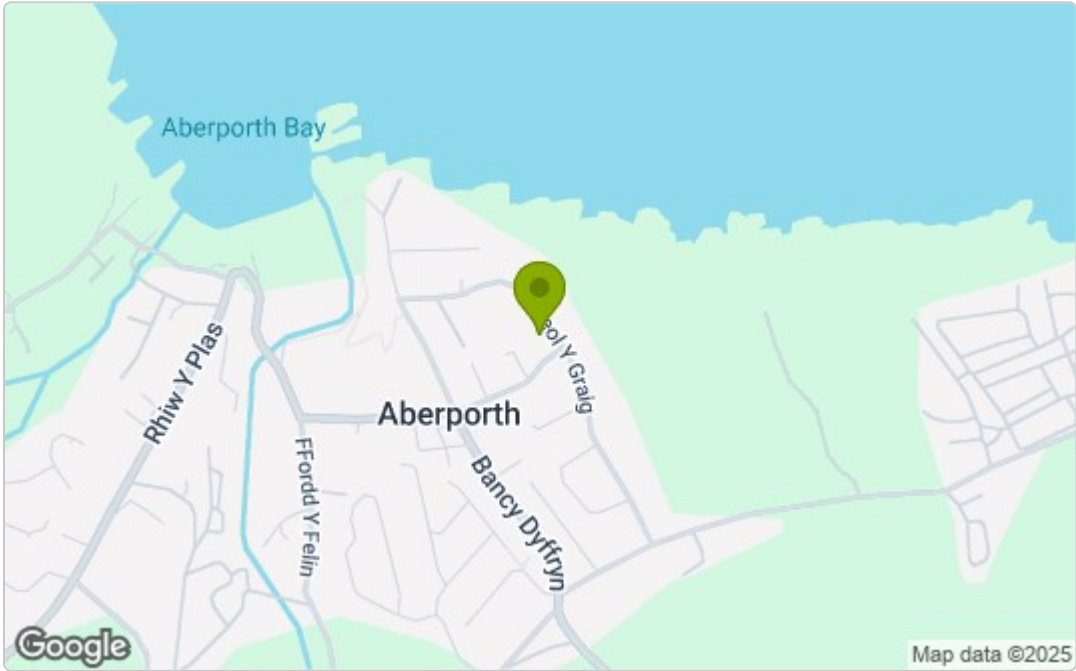
Vodafone. - Variable in-door and good outdoor.

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.

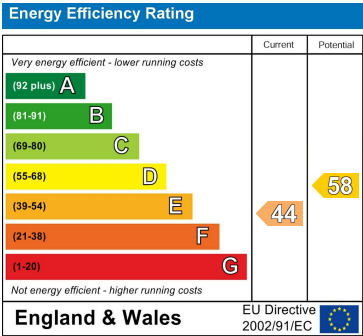
Floor Plan



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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