



Trefor , Aberporth, SA43 2EU

£339,950

Situated in the charming coastal village of Aberporth, this delightful mid-terrace house offers a unique opportunity to embrace seaside living. With its spacious layout, this home is perfect for families or those seeking a tranquil retreat by the sea. The property boasts stunning views of the sea, beach, and cove, allowing you to enjoy the beauty of nature right from your own home. Imagine waking up to the sound of waves and the sight of the sun rising over the horizon. The generous living spaces are designed to provide comfort and functionality, making it an ideal setting for both relaxation and entertaining.

In addition to its picturesque location, the property features convenient parking and a garage to the rear, ensuring that you have ample space for your vehicles and storage needs. This is a rare find in such a desirable area, where coastal charm meets practicality. Aberporth itself is a lovely village, known for its friendly community and beautiful beaches. Whether you enjoy long walks along the shore, water sports, or simply soaking up the sun, this location has something for everyone.

uPVC double glazed entrance door to:

Porch

uPVC double glazed windows, tiled walls and flooring. Hardwood door to:

Hall

Dado rail, tiled flooring, stairs rise off. Doors to :

Living Room



uPVC double glazed door to the front, feature stone fireplace, with coal effect fire, recessed display alcoves, wall lights, exposed beams, wood effect tiled flooring.

Snug/Sitting Room



uPVC double glazed window, brick fireplace, electric fire, tiled flooring.

Kitchen/Diner



Having a range of wall and base units with work surface over, inset 1.5 bowl stainless steel sink unit, built in electric oven, electric hob with stainless steel extractor hood and splash back. Integrated fridge and freezer, tiled flooring and walls. Rayburn set in a tiled surround, uPVC double glazed windows, glazed door to:

Utility Room



Having a range of wall and base units with work surface over, sink with mixer tap and drainer, void and plumbing for washing machine, tiled flooring, oil fired boiler, uPVC double glazed door and window to the rear. Door to:

W.C.



Toilet, tiled walls.

First Floor

Landing



Dado rail, doors to:

Bedroom One



uPVC double glazed window to the front, radiator, coved ceiling.

Bedroom Two



uPVC double glazed window, fitted with a range of furniture, radiator.

Bedroom Three



uPVC double glazed window to the rear, wood effect laminate flooring, radiator.

Bedroom Four



uPVC double glazed window to the front,.

Study/Box Room



uPVC double glazed window to the rear.

Family Bathroom



A spacious room with a three piece suite comprising panel bath with shower and screen over, toilet, vanity unit with sink over, built in cupboards, uPVC double glazed window, tiled walls, heated towel rail.

Externally



The property has an enclosed garden to the front with mature shrubs and a lawned area. There is a paved patio to the rear of the house, with steps that lead up to the garden area, which has a mature apple tree, raised planters, hardstanding, parking and a detached garage.

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Mains Electric:

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///facelift.height.fracture

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage

EE Good outdoor and indoor

Three Good outdoor

O2 Good outdoor and indoor

Vodafone. Good outdoor and indoor

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.

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

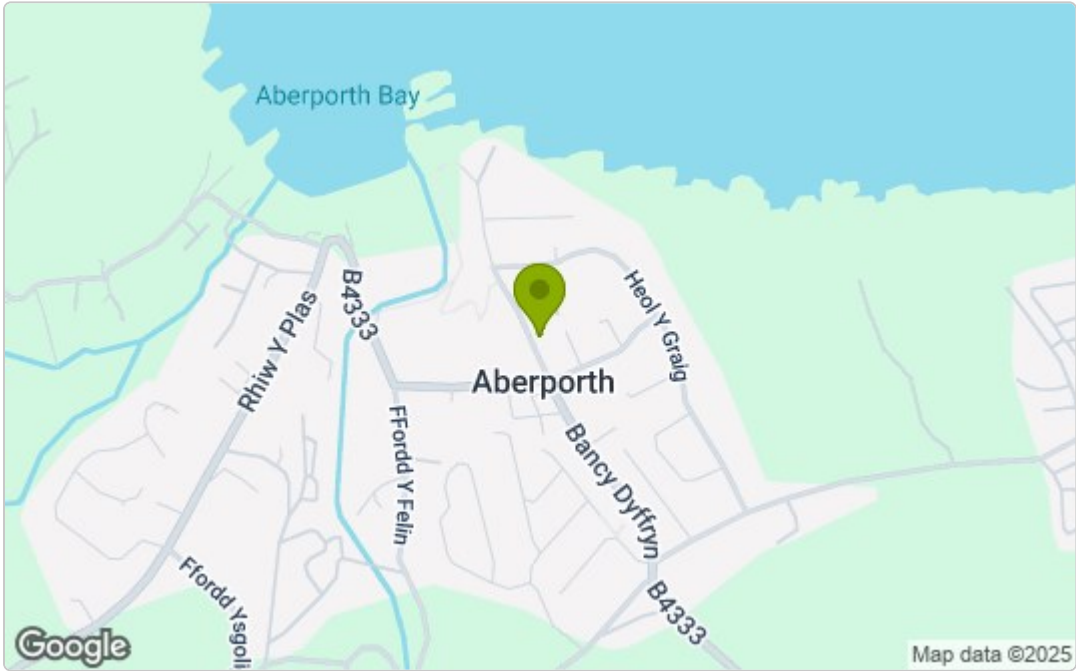
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct 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.

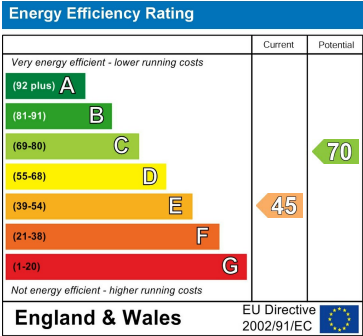
Floor Plan



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.