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**21 Anwyllfan, Aberporth – SA43 2EL**

Cardigan

**£225,000**

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## 21 Anwyllfan

Aberporth, Cardigan

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.

Council Tax band: B

Tenure: Freehold

- 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.
- A modernised two bedroom semi detached bungalow.
- Situated in the favoured coastal village of Aberporth.







### **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**

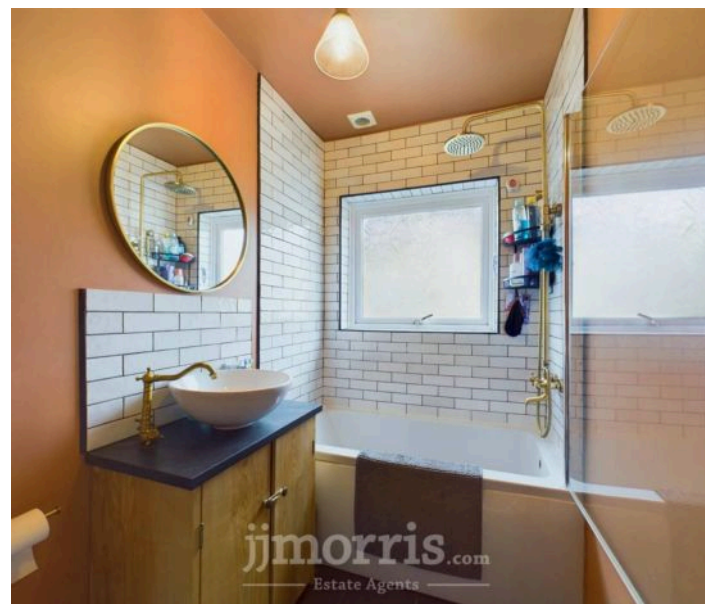
Carpet flooring, radiator, UPVC windows

### **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

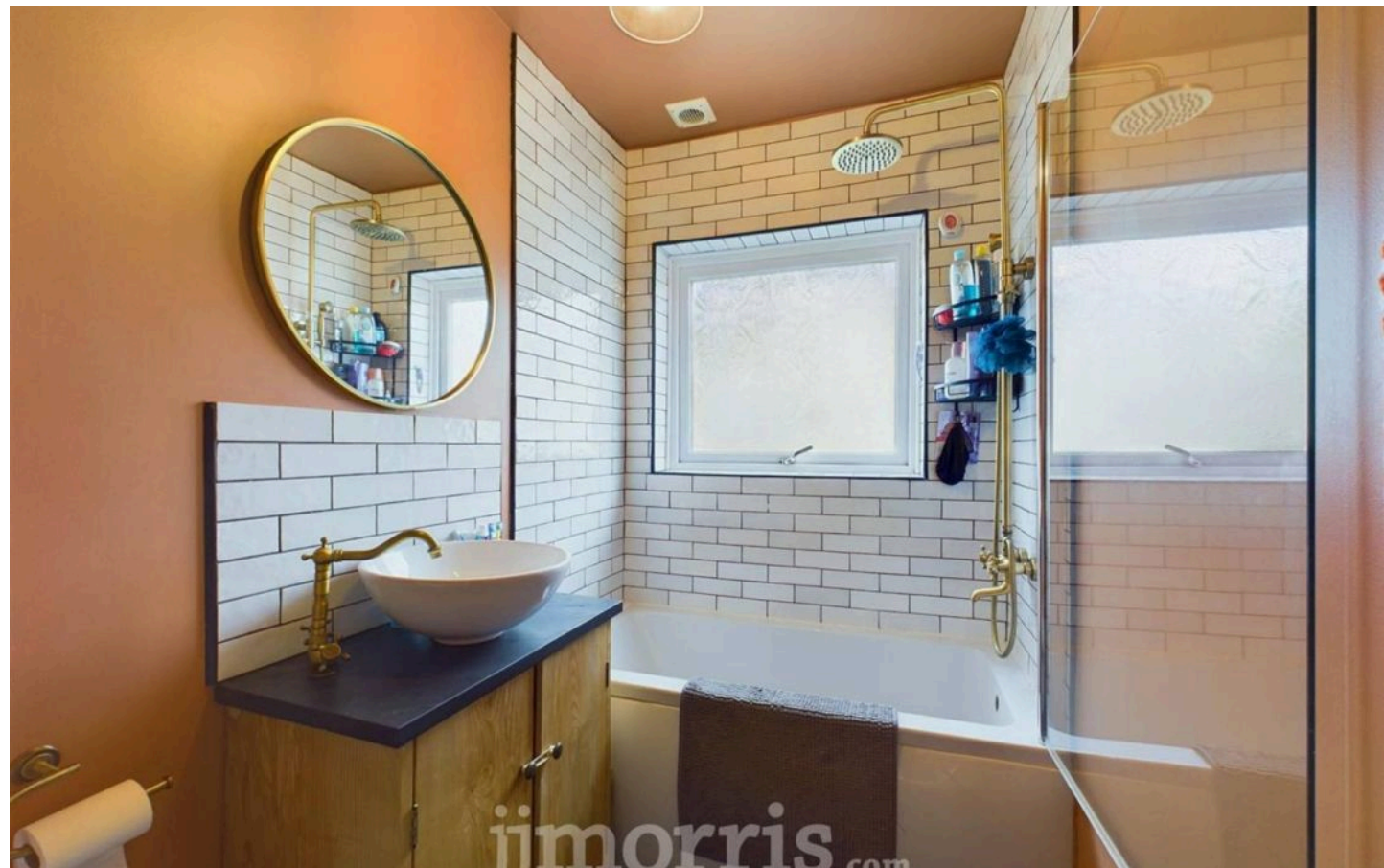
Heating Source: Oil central heating Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band B What3Words: ///riskiest.nuzzled.walkway

### 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.

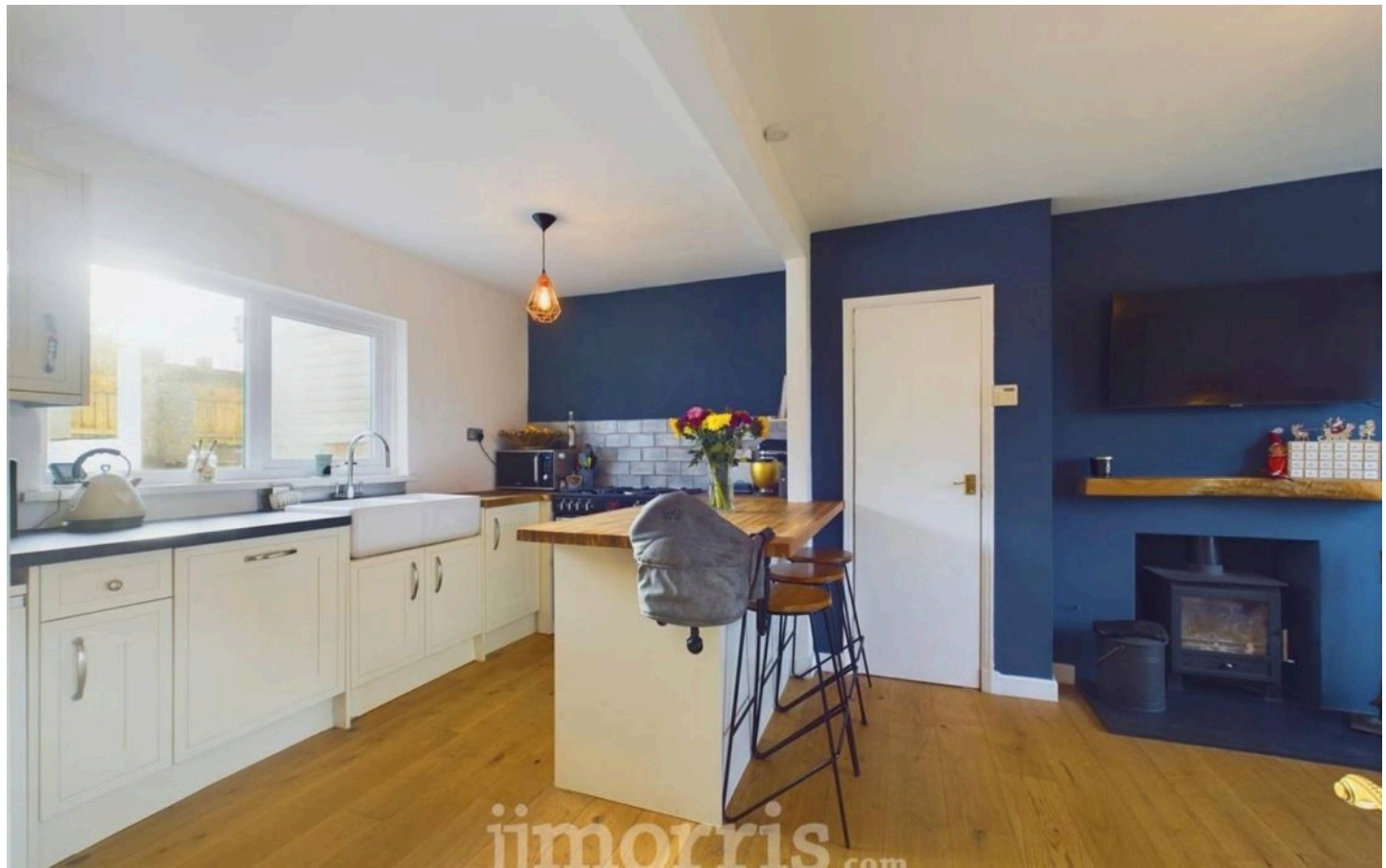
### Broadband Availability

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.



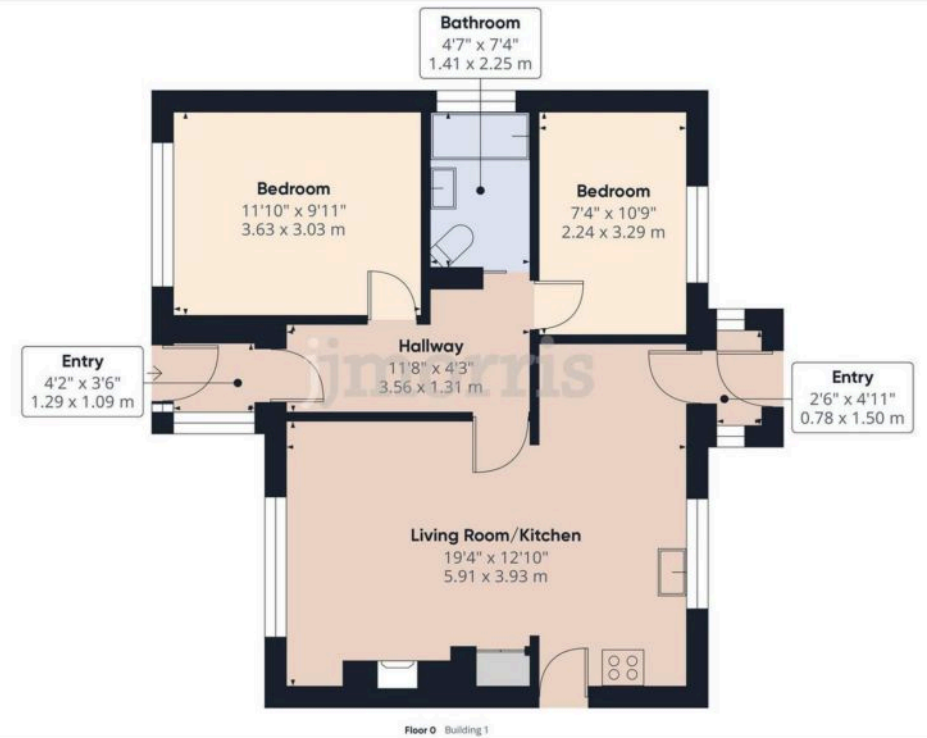
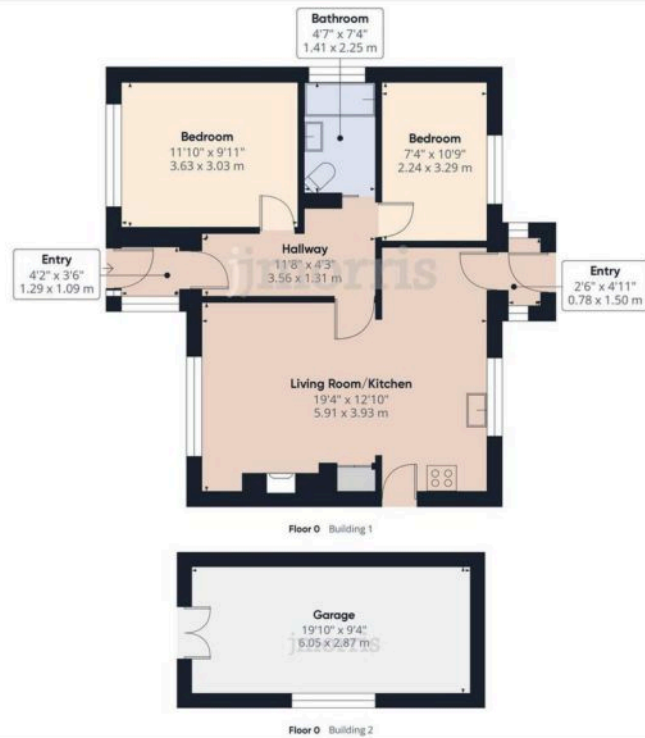
### Mobile Phone Coverage

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.













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## JJ Morris Cardigan Office

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