



Manal Isaf, Aberporth – SA43 2HT

£275,000 Freehold

A characterful three bedroom cottage situated in the favoured village of Aberporth with accommodation comprising kitchen/diner, living room with mezzanine study, two ground floor bedrooms, bathroom and a first floor bedroom. The property benefits from parking and gardens.

Council Tax band: D

Tenure: Freehold



Kitchen

Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, integrated hob, tiled splashbacks, exposed wooden beams, tiled floor, under stairs full height storage cupboard, uPVC double glazed windows and door.

Living Room

Stone walls, exposed wooden beams, vaulted ceiling, stable door to the front, stairs to Mezzanine, radiators, uPVC double glazed window.

Mezzanine

A pleasant space ideal as a study or reading room, uPVC double glazed window.

Bedroom One

Exposed stone wall, radiator, uPVC double glazed window.

Bathroom

Bath with shower over, WC, hand wash basin, heated towel rail, tiled floor and walls, radiator, double glazed window.

Bedroom Two

Wooden flooring, exposed stone wall, radiator uPVC double glazed window and double doors to rear patio, Velux windows with built in blinds.





Bedroom Three

Wooden floor, radiator, uPVC double glazed window, exposed beams, Velux window.

Utilities and Services

Heating Source: Oil fired central heating. Services: Electric: Mains. Water: Mains. Drainage: Septic tank. Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band D What3Words:

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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 10mbps upload and 58mbps 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.

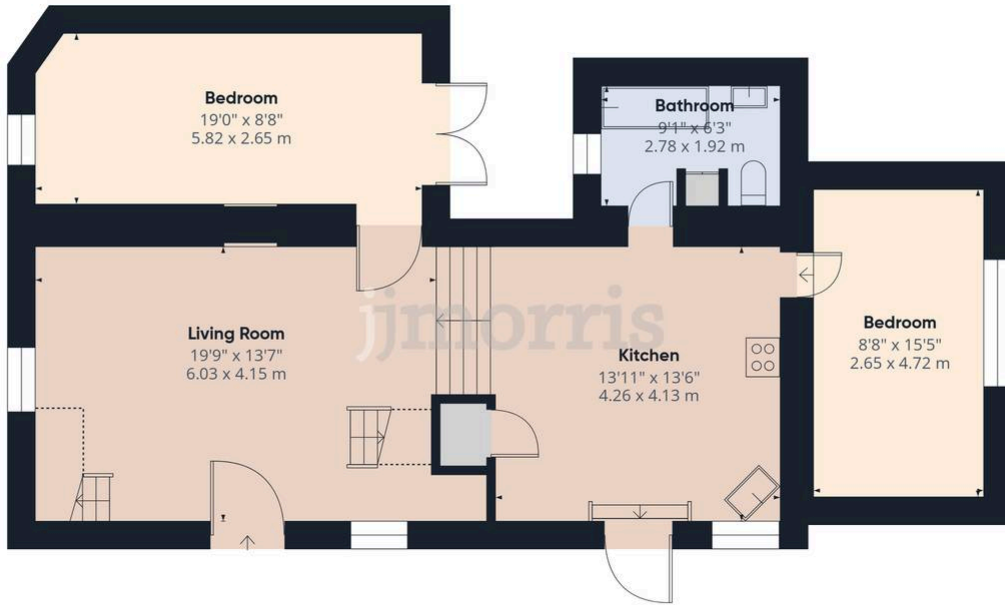
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor Three - Good outdoor O2 - Good outdoor Vodafone. - 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.

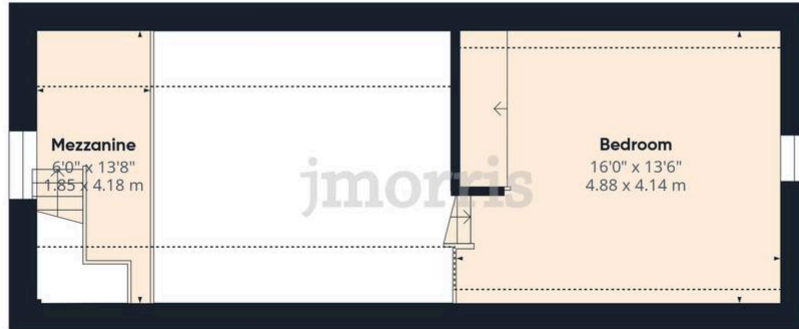


GARDEN

Lawned garden with paved patio, timber shed and flower and shrub borders.



Floor 0



Floor 1



You can include any text here. The text can be modified upon generating your brochure.

