



Angor Lawr, 29 Ffordd Y Bedol, Aberporth – SA43 2ET

£220,000 Freehold

This link-detached two-bedroomed bungalow on Ffordd y Bedol offers a blend of comfort and convenience. From the front, the property has a tidy appearance, with an area of lawn with border to the side. The driveway provides parking leading to an attached garage. A gated path running down the other side of the bungalow gives access to the kitchen door and on through to the rear garden which is enclosed by hedge and fencing making a sheltered and secluded sunny garden. The garden layout is practical and easy to manage. Inside, the hallway gives access to all the principal rooms and loft. An open plan layout between kitchen and living room, allows for easy movement between the two whilst a wood-burner and slate hearth in the living room makes a cosy focal point. Situated in a tranquil neighbourhood, the property benefits from its proximity to local amenities, including shops, a chemist and post office, schools, a newly built village hall and beautiful coastal walks. Aberporth is renowned for its stunning beaches and scenic views, making it a perfect location for those who appreciate the great outdoors.



Hallway

uPVC glazed door, storage cupboard, door to:-

Bedroom One

Storage cupboard, uPVC double glazed window, storage heater.

Bedroom Two

Storage heater, uPVC double glazed window.

Living Room

uPVC double glazed window, log burner on a slate hearth, storage heater, coved ceiling.

Kitchen

Having a range of wall and base units with worktop surfaces, tiled splash backs, storage cupboard with hot water cistern below, tiled floor, uPVC double glazed window, coved ceiling, uPVC door to the rear garden.

Bathroom

Bath with shower over, WC, handwash basin, towel rail, tiled floor, tiled walls, double glazed window.



Utilities and Services

Heating Source: Storage heaters and log burner. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band D What3Words: ///punctuate.edge.light

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 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 - Good outdoor, variable indoor Three - Good outdoor O2 - Good outdoor and indoor Vodafone. - Good outdoor, variable 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.



Floor 0 Building 1



Floor 0 Building 2