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102 Bryn Glas, Aberporth – SA43 2EE

Cardigan

£150,000



102 Bryn Glas

Aberporth, Cardigan

A One Bedroom Semi Detached Bungalow situated within the popular coastal village of Aberporth, within walking distance of the beach. The accommodation comprises: Porch, Hallway, Living Room, Kitchen/Breakfast Room, Conservatory, One Bedroom, Bathroom. Externally the property is approached via a slopping hand railed path with access to the rear. The Garden to the rear has a paved patio area and is partly laid to lawn with mature shrubs and bushes. Viewing Is Highly Recommended.

Council Tax band: TBD

- Within walking distance of the beach.
- No onward chain.
- Close to a friendly community and beautiful beaches.
- Good sized garden to the rear.
- Situated within the popular coastal village of Aberporth.
- Viewing is highly recommended.
- A well maintained one bedroom semi-detached bungalow.
- Embrace a costal lifestyle and comfort.





Porch

Double glazed Upvc windows, Tiled flooring, door to :-
Hallway

Tiled flooring throughout, radiator, fuse box, doors to:-

Cloak Room

Double glazed Upvc window, radiator, tiled flooring

Living Room

Double glazed Upvc window to the front, radiators, tiled flooring, door to:-

Kitchen/Breakfast Room

Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset sink and drainer with mixer tap over, counter top hob and built in oven with extraction fan over, double glazed Upvc window to the rear, part tiled walls, tiled flooring, built in pantry cupboard, door to:-

Conservatory

Double glazed Upvc windows, radiators, fuse box, Boiler, tiled flooring, door to the garden

Bedroom

Having a range of wall and base fitted units, double glazed Upvc window to the rear, radiator, wooden effect flooring

Bathroom

Integrated WC, vanity unit with wash basin, bath with electric shower and extraction over, heated towel rack, aqua wall panels, tiled flooring, double glazed Upvc window, loft access



Externally

The property benefits from a gently sloped ramp to the front entrance offering easy access to all. To the rear the property boasts a private garden featuring a well maintained lawn and paved patio area ideal for outdoor relaxation and entertaining.

Utilities & Services

Heating Source: Oil Central Heating Electricity: Mains
Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band B
What3Words: ///grain.primary.boardroom OCCUPANCY RESTRICTIONS As a former Local Authority property occupation is limited to parties residing in the general locality, basically the former county of Dyfed.

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

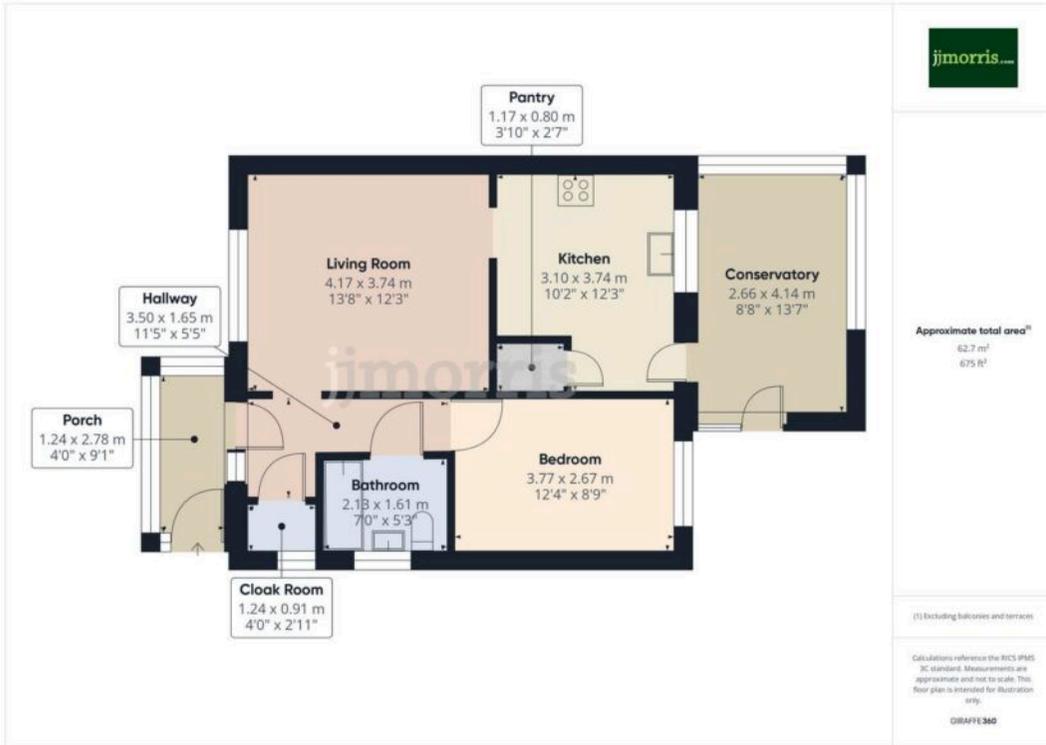
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 19mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct 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 mobile coverage EE - Good indoor and outdoor Three - Good indoor and outdoor O2 - Good (outdoor only) Vodafone. - Good (outdoor only) 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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