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Llwyncelyn, Aberporth – SA43 2HS

£279,950

This charming detached two-bedroom cottage presents a rare opportunity to acquire a characterful home set on a generous plot close to Aberporth. The property features two inviting reception rooms, providing versatile spaces for relaxing or entertaining, each filled with natural light and traditional touches that add to the cottage's unique appeal. The kitchen, although in need of some modernisation, offers ample potential for customisation to suit contemporary tastes. Throughout the cottage, original features can be found, hinting at the property's history and providing a wonderful canvas for sympathetic refurbishment. The layout is practical and well thought out, with a sense of privacy that is enhanced by the property's detached position. Located just a short distance from the popular coastal village of Aberporth, this cottage is ideally placed for access to local amenities and the stunning

Ceredigion coastline.
Council Tax band: TBD



Porch

Double glazed Upvc windows, exposed stone wall, door to:-

Hallway

Fuse box, radiator, part wooden panel walls, door to:-

Sitting Room

Double glazed Upvc window, radiator, exposed beams

Living Room

Inglenook fire with Log burner on a slate hearth with an exposed stone feature wall, stairs rising off to the first floor, double glazed Upvc window, exposed beams.

Inner Hallway

Dado rail, part tiled walls, tiled flooring, doors to:-

Kitchen

Having a range of wall and base units with complimentary worktop surfaces, double gas range with extraction hood over, 1.5 inset sink and drainer with mixer tap over, plumbing for washing machine/dishwasher, radiator, part tiled walls, tiled flooring, double glazed Upvc windows, radiator.



Bathroom

Low flush WC, pedestal wash basin, corner bath with shower hose, electric shower with extraction over, part tiled walls, vinyl flooring, double glazed Upvc window, radiator.

First Floor

Landing

Double glazed Upvc window, exposed flooring, loft access, doors to:-

Bedroom One

Double glazed Upvc window, window, radiator.

Bedroom Two

Double glazed Upvc window, wooden window, exposed stone wall.

Externally

The property is approached via a gated entrance and a path to the front door. There is ample of road parking for one vehicle and a personal door to the workshop, The rear garden is mainly laid to lawn with tree's, shrubs and mature bushes.

Utilities & Services

Services: Electric: Mains Water: Mains Drainage: Private Drainage Septic Tank Heating: Oil Central Heating Tenure: Freehold and available with vacant possession upon completion, Local Authority: Ceredigion County Council Council Tax: Band F What3Words: ///pothole.dugouts.slide





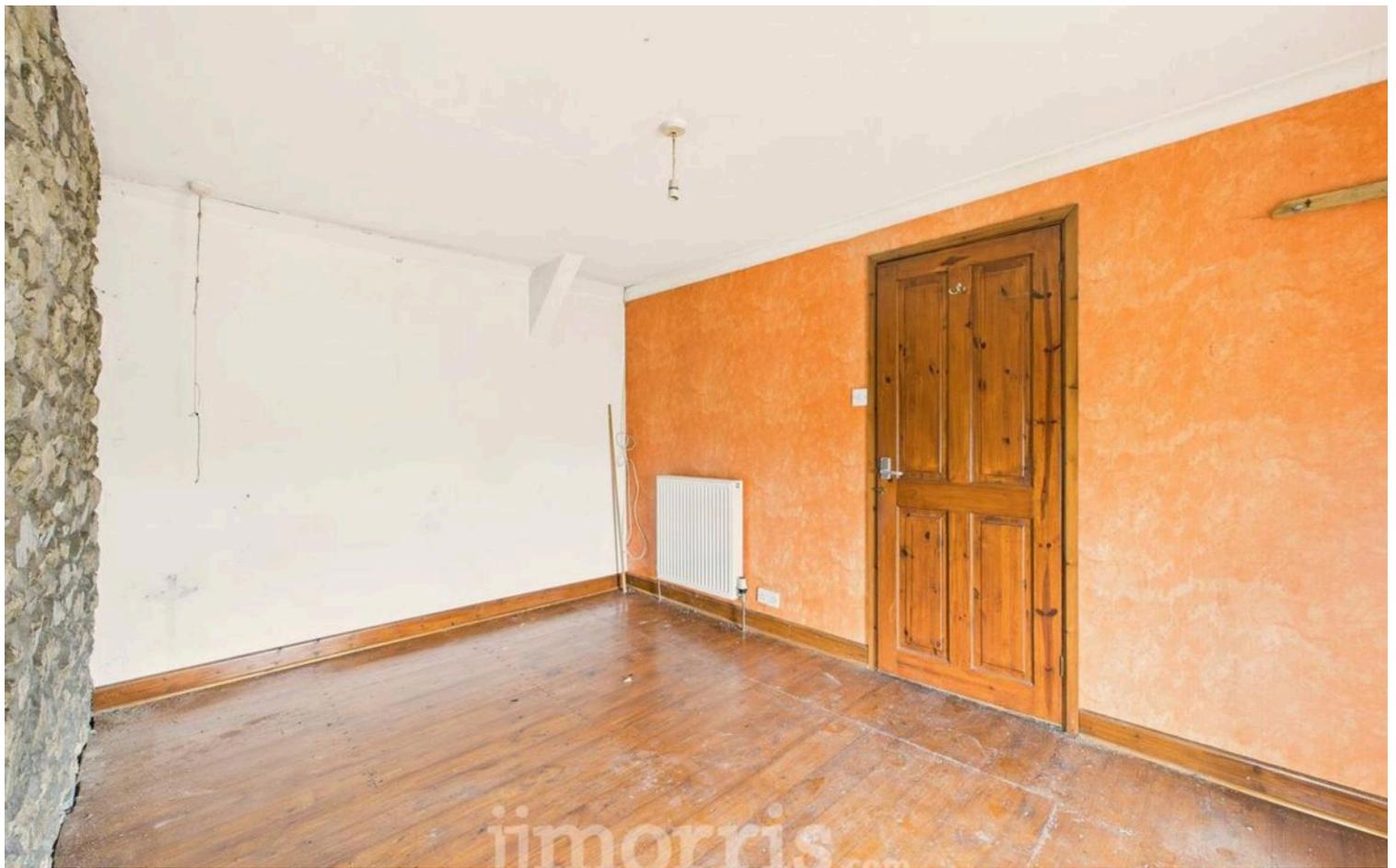
Anti Money Laundering & Ability To Purchase

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.

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 outside 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.





Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1 mbps upload and 1 mbps download and Ultrafast 220mbps upload and 1800mbps 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.



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