



34 Heol Y Graig, Aberporth – SA43 2HD

£250,000 Freehold

Nestled in the charming village of Aberporth, Cardigan, this delightful semi-detached bungalow on Heol Y Graig offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families, couples, or those seeking a peaceful retreat.

Situated in a tranquil neighbourhood, the property benefits from its proximity to local amenities, including shops, schools, 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.

Council Tax band: D

Tenure: Freehold



Hall

Wood effect laminate flooring, airing cupboard. Doors to:

Living Room

uPVC double glazed window to the front, wood effect flooring, radiator, feature fireplace with inset fire.

Dining Room/Bedroom Three

Wood effect flooring, sliding patio doors, radiator.

Sun Room

uPVC sliding patio doors lead out to the garden, uPVC double glazed window, polycarbonate roof, tiled flooring, radiator, arch through to:

Kitchen

Having a range of wall and base units with work surface over, inset sink unit, tiled splash back, electric oven with extractor fan over, void and plumbing for washing machine and dishwasher, oil fired boiler, uPVC double glazed doors to the front and rear. Wood effect flooring, vertical radiator.

Bedroom One

uPVC double glazed window, radiator, built in wardrobes.

Bedroom Two

uPVC double glazed window, radiator, wood effect flooring.



Bathroom

Three piece suite with panel bath and electric shower over, low flush w.c. Pedestal hand wash basin, tiled walls, shaver socket, radiator, uPVC double glazed window.

Externally

To the front there is parking and a lawned garden. The rear garden is a good size with lawned area, decking, oil storage tank, enclosed by timber fencing.

Utilities & Services

Heating Source: Services: Mains Electric: (Gas/Oil/LPG)
Water: (Mains/Well/Borehole) Drainage: (Mains/Septic tank/Cesspit/Treatment Plan) Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band D
What3Words: ///apron.heaven.internet



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.



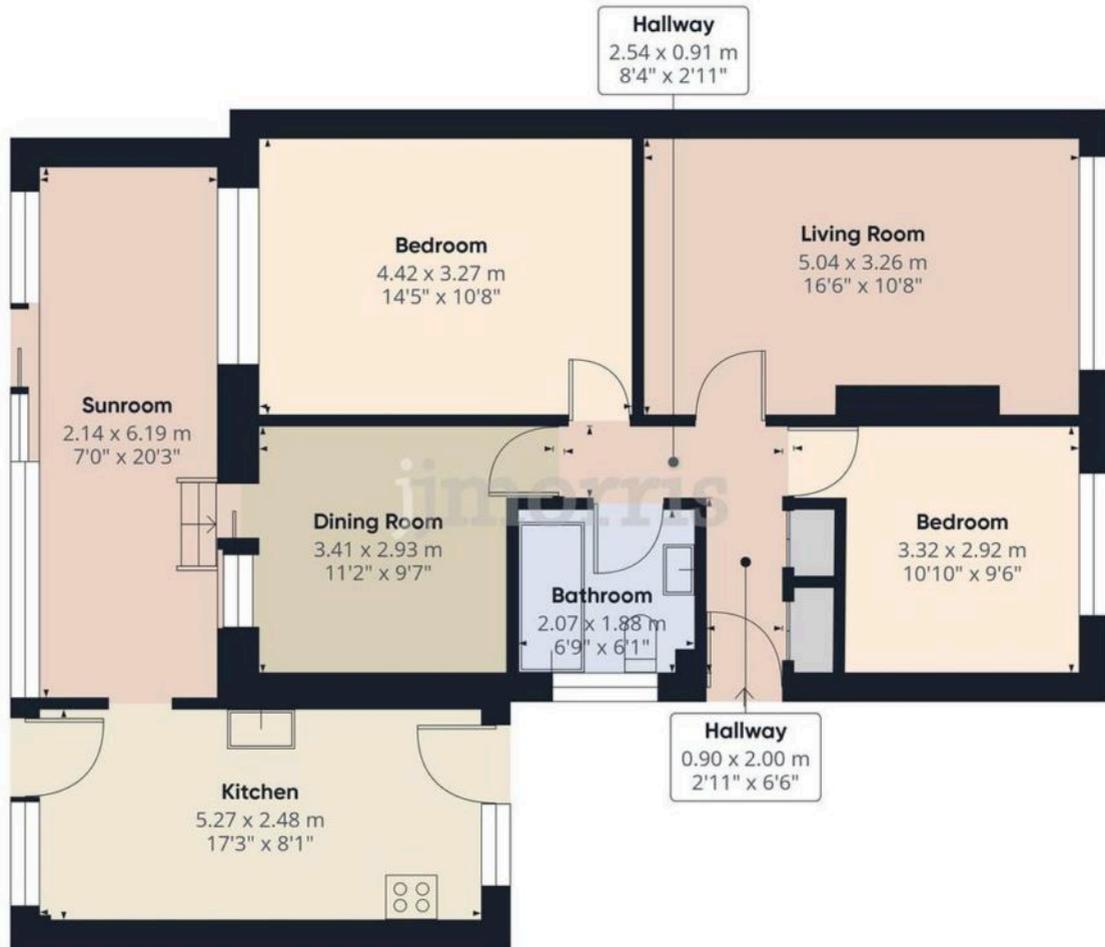


Broadband Availability

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 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.



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