



Yr Hafan , Aberporth, SA43 2EZ

Offers In Excess Of £250,000

FOR SALE BY INFORMAL TENDER - BIDS TO BE RECEIVED BY 12PM FRIDAY 20TH AUGUST

An exciting opportunity to acquire Yr Hafan which is an inter war single storey construction primarily of cement sheets under asbestos tiled roof, now having plastic "ship lap" single external cladding to replace the original softwood cladding. UPVC sealed glazing is now installed. The property occupies a level plot, but has pedestrian access only along the coastal path. The plot does provide uninterrupted views along Cardigan Bay.

Situation

Accessed along the Ceredigion coastal path in the village of Aberporth.

Aberporth is a popular village some 6 miles North of Cardigan town. Local facilities do include Parish Church, Junior School, a small choice of Shops/Chemist and a Public House. Cardigan is able to provide a fuller range of facilities, including Banks, Post Office, Secondary School, Theatre, Leisure Centre, etc.

Patio door to:-

Living Room/Dining Area 17' x 11'9" (5.18m x 3.58m)



With an internal step, brick fireplace, uPVC patio doors and windows.

Bedroom 1 12'1" x 7'11" (3.68m x 2.41m)



uPVC double glazed window.

Kitchen 12'4" x 6'9" (3.76m x 2.06m)



Basically equipped with a single drainer stainless steel single drainer sink unit and plumbing for an automatic appliance. One step below living room level.

Lobby/Utility Area

With rear door.

Bathroom 8'6" x 7' (2.59m x 2.13m)



Panel bath, pedestal wash basin, low level toilet, copper cylinder and immersion heater.

Bedroom 2 8'10" x 8' (2.69m x 2.44m)



Bedroom 3 12' x 8'1" (3.66m x 2.46m)



2 windows to aid the view.

Outside



There is a small attached Store Room with toilet at the rear. Flat lawned grounds with post and wire perimeter fence.

Services, etc.

Services - Mains water and electricity with private drainage are advisedly connected. There is no regulated heating system.

Local Authority - Ceredigion County Council

Property Classification - Band B

Tenure - Freehold and available with vacant possession upon completion.

Method Of Sale

The property is offered by Informal Tender which requires an offer to be made in writing by Friday 20th August at 12pm. This means that as a buyer you need to put your best and final offer forward in letter form in a sealed envelope and ensure it reaches the agents before the deadline. The seller reserves the right not to accept the highest nor indeed any offer that is made.

Remarks

A beautiful location occupied by a modest residential construction property approximately 550sq feet internally.

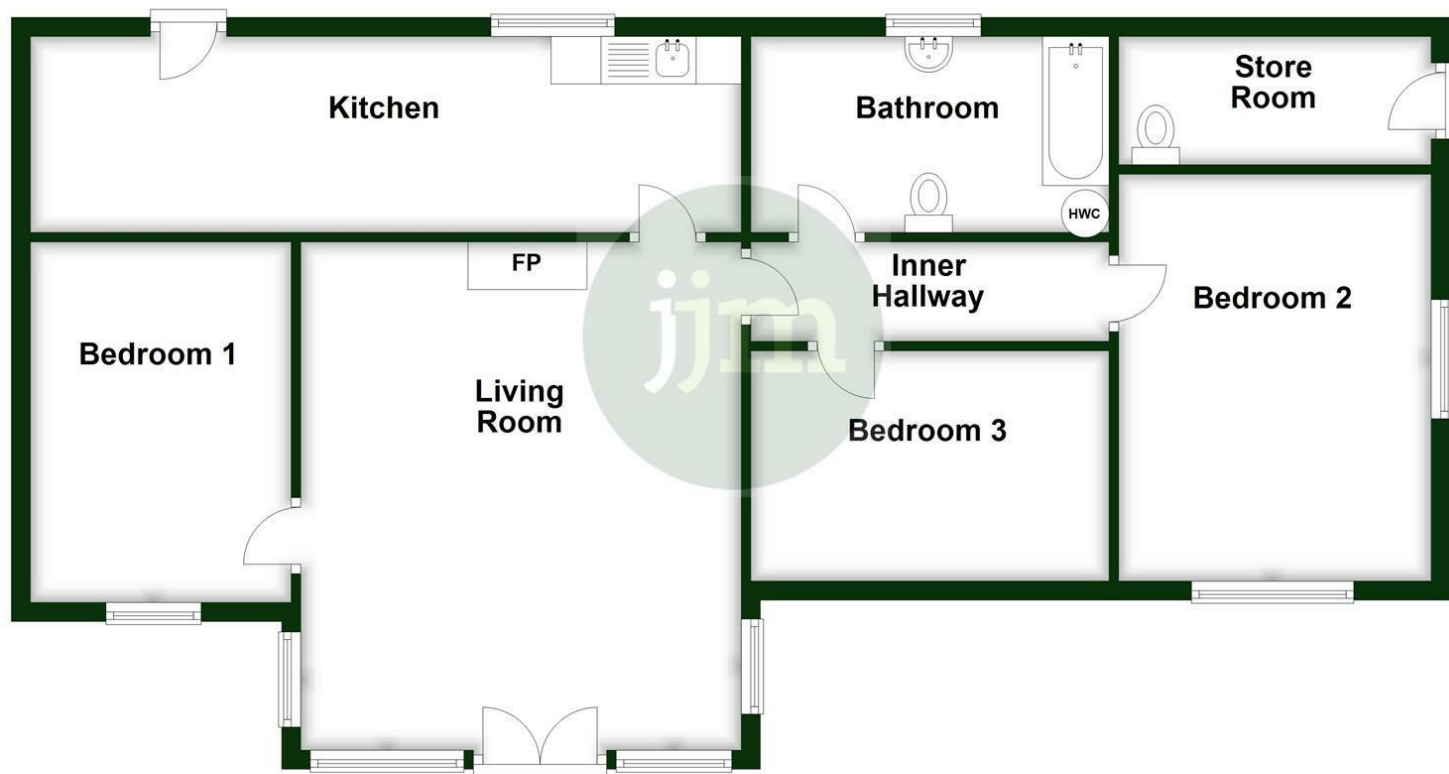
The construction of the building is non-conventional and it would not be considered a suitable security for mortgage purposes to any mainstream lender.

The lack of vehicular access to the property is obviously a limiting influence and also a major factor if rebuilding in a conventional manner was to be considered e.g. delivery of building materials onto site etc.

The nearest parking available is public car parking in Aberporth approx. 250 yards distant.

Floor Plan

Ground Floor



Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com