



102 Bryn Glas, Cardigan, SA43 2EE

**£150,000**

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.



## 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 a n 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)

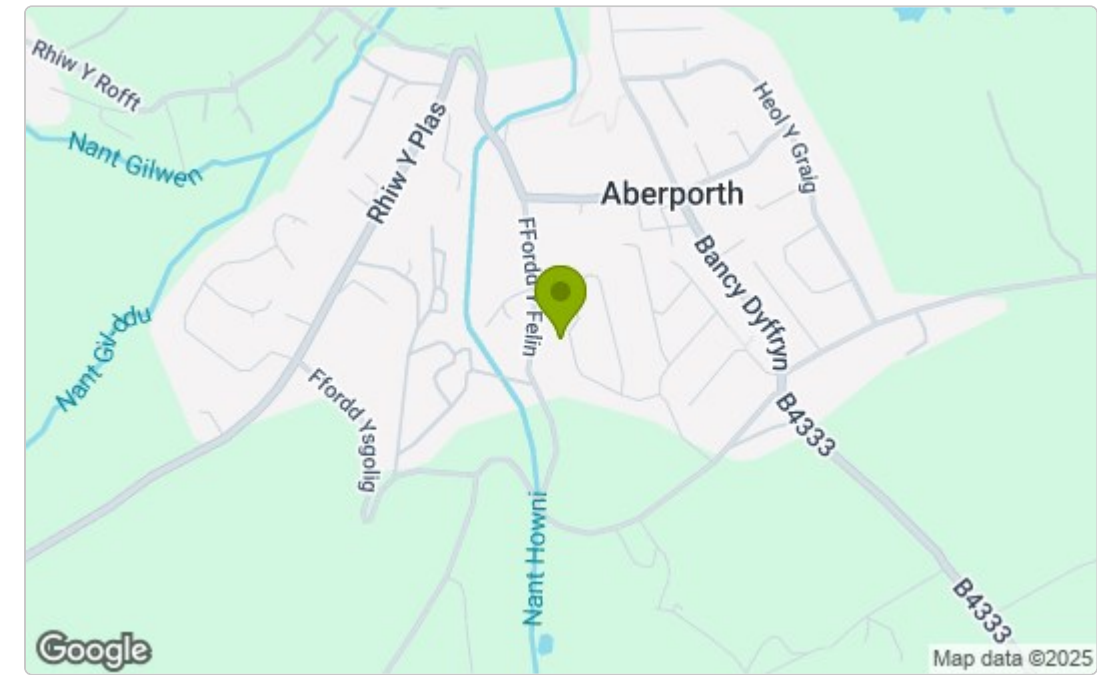
Vodafone. - Good (outdoor only)

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.

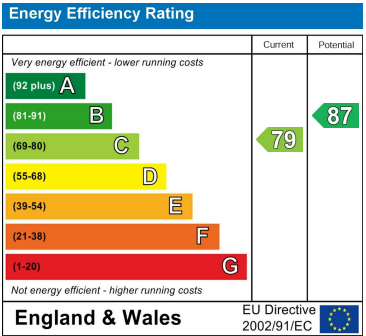
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.