



3 Bryn Glas, Aberporth, SA43 2EG

£195,000

A two bedroom semi detached bungalow situated in the favoured will age of Aberporth. The property has been well maintained and briefly comprises: porch, hall, living room, kitchen, two bedrooms and a bathroom. The property benefits from gardens to the front and rear.

uPVC double glazed door to:

Porch

uPVC double glazed door opens to:

Hall

Radiator, airing cupboard, storage cupboard, doors to:

Living Room

uPVC double glazed window to the rear, radiator, feature fire surround with inset fire.

Kitchen

Having a range of wall and base units with work-surface over, stainless steel sink with mixer tap and drainer, electric cooker with extractor fan over, tiled splash back, void and plumbing for dishwasher and washing machine, space for fridge/freezer, tiled flooring, pantry cupboard, radiator, uPVC double glazed door and window to the rear.

Bedroom One

uPVC double glazed window, radiator.

Bedroom Two

uPVC double glazed window, radiator, built in wardrobe.

Bathroom

Panel bath with electric shower over, low flush w.c. Pedestal hand wash basin, tiled walls, heated towel rail, uPVC double glazed window, extractor fan.

Externally

Lawned garden to the front with mature shrubs and bushes enclosed by a dwarf wall. The rear garden is mainly laid to lawn with timber shed, shrubs, external boiler room housing Worcester oil fired boiler,

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tx: Band B

What3Words: ///skid.paddle.drift

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

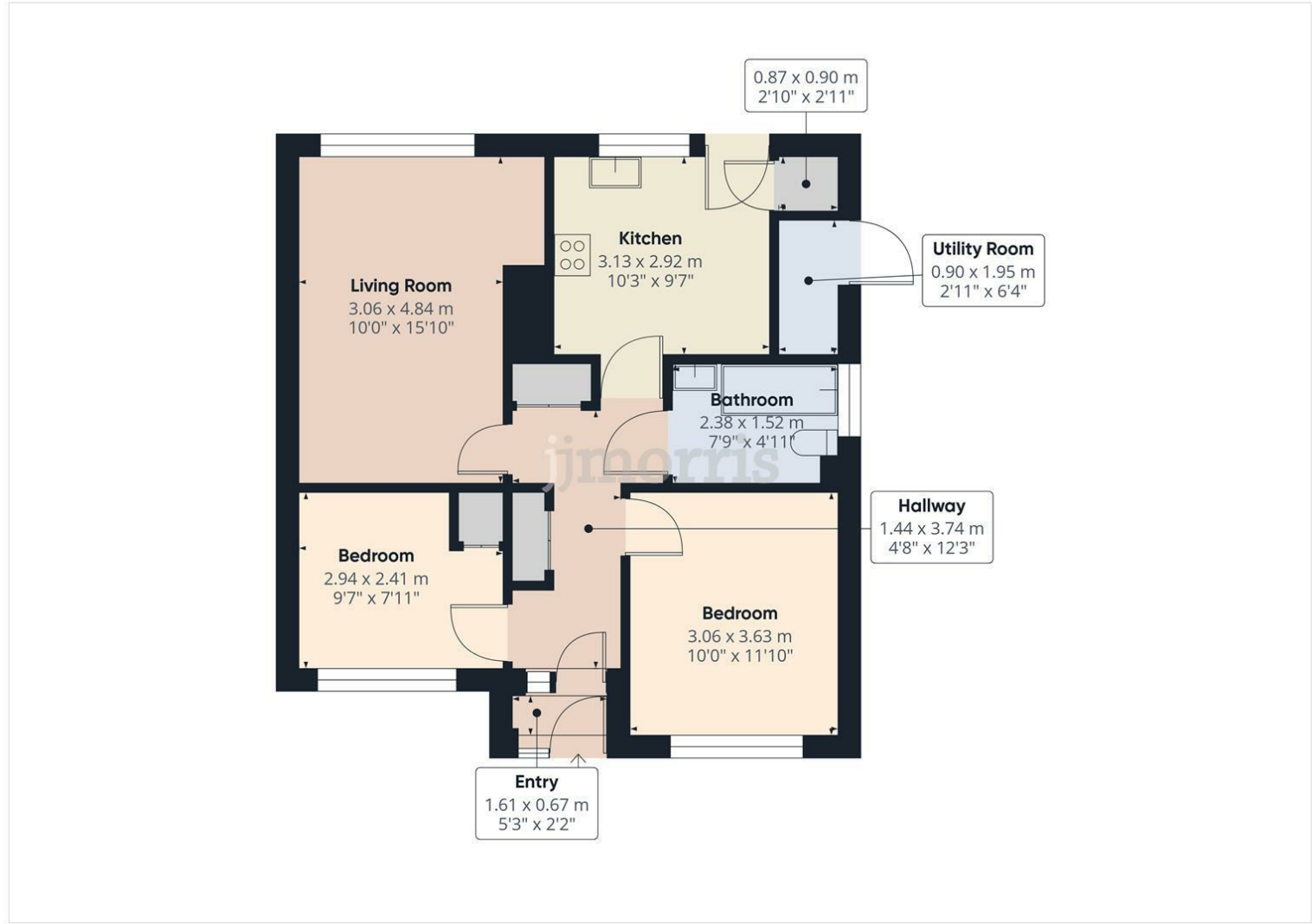
Three - Good indoor and outdoor

O2 - Good (outdoor only)

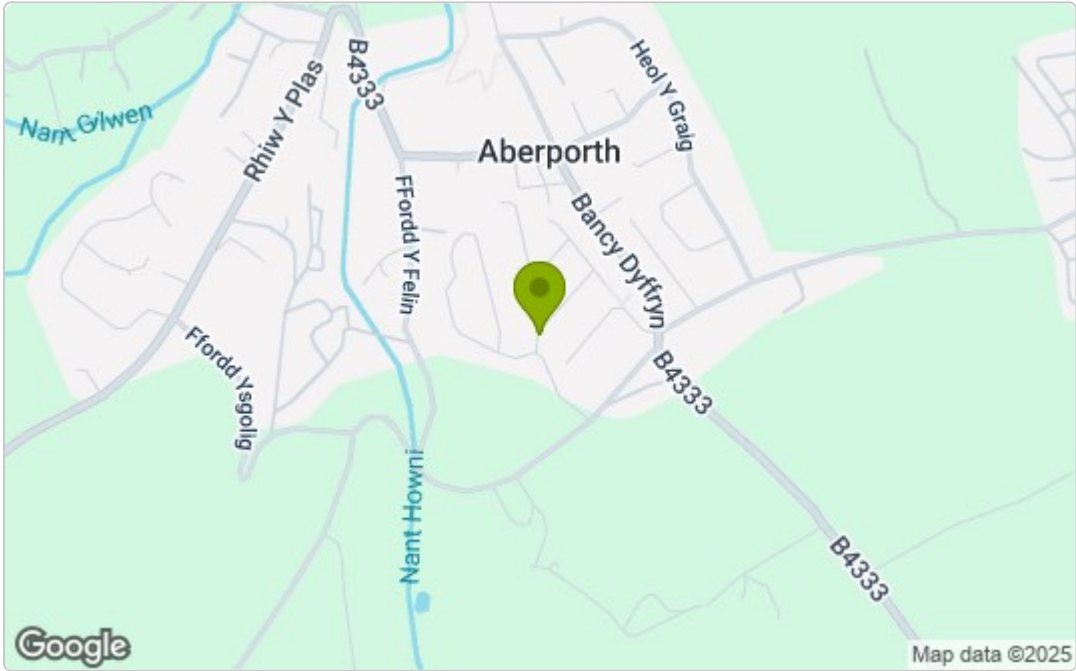
Vodafone. - Good (outdoor only)

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.

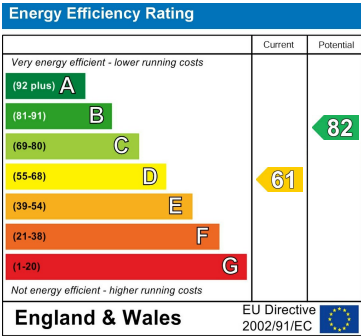
Floor Plan



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.

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