

*4 bedroom detached bungalow with views over Cardigan Bay. Parclyn Aberporth - Ceredigion.*



Tresco, Hilltop Way, Aberporth, Ceredigion. SA43 2DS.

**£310,000**

**Ref R/5125/RD**

**\*\*A large 4 bed detached bungalow\*\*Set within a commodious plot\*\*Ample off road parking\*\*Large private rear garden space\*\*Outstanding views over the Cardigan Bay coastline\*\*None standard construction\*\*Cash Buyers only\*\*Walking distance to village amenities\*\*5 minute drive to beach\*\***

The property is situated in the coastal village of Parclyn in close proximity to the ever popular Aberporth with its primary school, places of worship, local cafes, bars, restaurants and shop, sandy beaches and access to the All Wales coastal path. The larger town of Cardigan is some 15 minutes drive to the south offering a wider range of facilities and services including community hospital, cinema and theatre, secondary school, higher education, traditional high street offerings, supermarkets, retail parks and employment opportunities.



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## GENERAL

Spacious detached 4 bedroom bungalow with outstanding views over Cardigan Bay.

Set within a large spacious plot with ample offroad parking and impressive front and rear garden space.

Please note the property is of Non Standard Construction being of concrete panel frame, therefore we believe that securing of traditional mortgage would be challenging and the sellers have stipulated a preference for a cash buyer scenario.

## THE ACCOMMODATION

### Entrance Hallway

6' 11" x 11' 8" (2.11m x 3.56m) accessed via a covered recessed porch with uPVC glass panelled door with side glass panel, multiple sockets, radiator, part tiled floor.



### Lounge





20' 7" x 13' 9" (6.27m x 4.19m) with stone fireplace and surround, large window to front enjoying coastal views, multiple sockets, 2 x radiators, side window, hatch servery to kitchen.

### Rear Inner Hallway

6' 1" x 24' 4" (1.85m x 7.42m) with fitted cupboards with radiator.

### Shower Room

9' 7" x 6' 3" (2.92m x 1.91m) with a 6' shower with side glass panel with waterfall head, single wash-hand basin, vanity unit, WC, wood effect vinyl flooring, rear window, radiator.



### WC

Fully tiled walls, rear window.



### Kitchen

13' 3" x 11' 9" (4.04m x 3.58m) with oak effect base and wall units, space for electric cooker, stainless steel sink and drainer with mixer tap, Formica worktop, radiator, window to rear, wood effect flooring, rear glass door to garden.





### Front Bedroom 1

12' 7" x 7' 1" (3.84m x 2.16m) with window to front with coastal views, multiple sockets, radiator.



### Front Double Bedroom 2



11' 9" x 13' 8" (3.58m x 4.17m) with window to front and side with coastal views, multiple sockets, radiator, fitted wardrobes.

### Rear Double Bedroom 3



9' 4" x 12' 7" (2.84m x 3.84m) with window to rear garden and side, multiple sockets, radiator.

### Rear Double Bedroom 4



9' 3" x 11' 5" (2.82m x 3.48m) with window to rear garden, multiple sockets, radiator.

## EXTERNAL

### To the front





The property is approached by the adjoining county road with driveway leading up to the front of the house with front garden area laid to lawn and access to -

#### **Car Port**

9' 4" x 17' 9" (2.84m x 5.41m) open ended to front providing covered parking area and access to garage and rear garden.



#### **Garage/ Store**

11' 5" x 9' 1" (3.48m x 2.77m) with window to rear, multiple sockets, housing Grant oil boiler, side window to - rear garden area with extending patio from the kitchen and steps leading up to large garden area with rear courtyard and side stone patio area



Rear garden area



With extending patio from the kitchen and steps leading up to large garden area with rear courtyard and side stone patio area, concrete footpath continues up to the higher garden area predominantly laid to lawn with timber garden shed, vegetable patch and block wall boundary with views over the adjoining fields.

## **MONEY LAUNDERING REGULATIONS**

## **VIEWING ARRANGEMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## **Services**

We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating.

Tenure : Freehold.

Council Tax Band : D (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Off Street. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

Travelling north on the main A487 road east from Cardigan towards Aberaeron, proceed through the villages of Penparc and Tremain until you get to the roundabout at Blaenannerch, take the first exit onto the B4333 Aberporth road. Follow this road to the next roundabout, take the first exit and you will come to a left hand bend, bear right and follow this road for approximately half a mile and take the next left exit by Bay View Garage. Proceed along this road for approximately 500 yards and the property is second on the left hand side as identified by the Agents 'For Sale' board.

For further information or to arrange a viewing on this property please contact :

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