

*Attention 1st time buyers. 3 bed detached home within large plot. Walking distance to beach.
Aberporth. Cardigan Bay. West Wales.*



75c Bryn Glas, Aberporth, Cardigan, Ceredigion. SA43 2EE.

£265,000

R/4068/RD

** Attention 1st time buyers ** 3 bed detached home ** Set within large plot ** Walking distance to village amenities ** Recently redecorated ** Popular local address ** Sits within the largest plot on the whole development ** New kitchen ** New bathroom
** Ideal for those seeking to get on the housing ladder for the first time **

The property is situated within the Bryn Glas development within the coastal village of Aberporth. The village offers a good level of local amenities and services including primary school, places of worship, local shops, cafes, bars and restaurants, good public transport connectivity and access to sandy beaches. The larger town of Cardigan is some 15 minutes drive to the south along the A487 with its retail parks, secondary school, 6th form college, cinema and theatre, community hospital, traditional high street offerings and employment opportunities.



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ACCOMMODATION

Entrance Hallway

Via glass panel door and side glass panel, wood effect flooring, 2 x airing cupboards, radiator, access to loft, BT point.



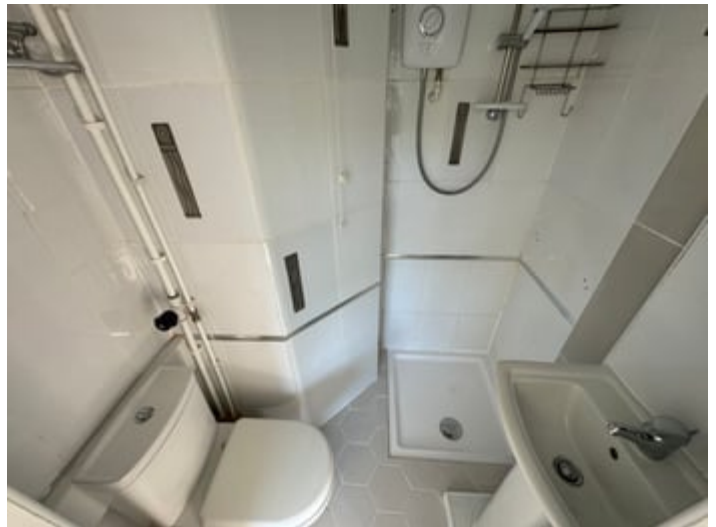
Bedroom 1

11' 4" x 9' 4" (3.45m x 2.84m) double bedroom, window to front garden, radiator, multiple sockets.



En-Suite

With walk-in shower, WC, single wash hand basin, tiled flooring, tiled walls.



Bathroom

8' 4" x 5' 9" (2.54m x 1.75m) new white bathroom suite including 'P' shaped panel bath with shower over, single wash hand basin, WC, heated towel rail, side window, tiled flooring, half tiled walls, spotlights to ceiling.





Bedroom 2

9' 5" x 11' 8" (2.87m x 3.56m) double bedroom, window to rear garden, multiple sockets, radiator.



Bedroom 3/Study

7' 8" x 9' 5" (2.34m x 2.87m) single bedroom, window to rear, radiator, multiple sockets.



Lounge

12' 3" x 17' 8" (3.73m x 5.38m) a good size family living room with feature fireplace with tiled hearth, wood effect flooring, window to front, radiator, multiple sockets, TV point.





Kitchen



radiator.

9' 4" x 10' 9" (2.84m x 3.28m) brand new grey base and wall units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, wood effect flooring, washing machine connection, space for electric cooker with extractor over, rear and side windows, tiled splashback, space for dining table, connecting door into:

Rear Conservatory

11' 2" x 7' 4" (3.40m x 2.24m) wood effect flooring, sliding patio door to front overlooking garden, multiple sockets,



EXTERNAL

FRONT

The property is approached from the adjoining estate road where parking provision is provided.

Footpath access leads to the walled front forecourt predominantly laid to lawn with footpath access to the side and rear garden areas of the property.



REAR

To the rear, a raised, lawned garden area and steps leading up to:



recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band C.

Tenure - Freehold.

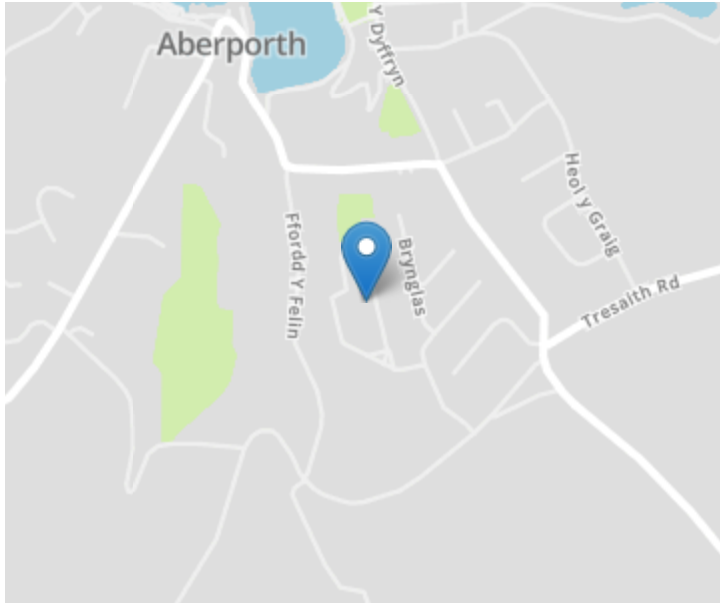
Outbuilding

5' 7" x 7' 6" (1.70m x 2.29m) block built with box profile roof providing good storage space.

6' fence and mature hedgerow to boundary allowing for a great private amenity area.


MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a



Directions

From Aberporth village centre at the village hall head onto Banydyffryn/B4333 heading south as if you are heading out of Aberporth. On exiting the village, take the right hand exit onto Dyffryn Terrace opposite Ffordd Tresaith and continue along this road for approximately 200 yards taking the right hand turning into Bryn Glas. On entering Bryn Glas take the 1st left hand exit then immediately right along this road and continue to the end where 75C is located at the far end of the road adjoining the park.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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