

*Spacious 2 Bed Bungalow. Blaenporth Near Aberporth/Cardigan - West Wales.*



Coed Y Bryn, Lon Yr Ysgol, Blaenporth, Cardigan, Ceredigion. SA43 2BB.

£270,000

Ref R/4105/RD

**\*\*Spacious 2 bed bungalow\*\*Coastal Views\*\*Commodious plot\*\*Off Road Parking and private rear garden with sea views\*\*Useful Garage and Utility Space\*\*Accessed off a quiet county lane\*\*Walking distance to a bus stop\*\*5 minutes drive to the Cardigan Bay coastline at Aberporth\*\***

The property is situated within the coastal village of Blaenporth, conveniently positioned along the A487 coast road. Blaenporth offers limited local amenities and relies on the nearby villages of Aberporth and Tanygroes for its village shop, post office, primary school, places of worship, local cafes, bars and restaurants.

The larger town of Cardigan is some 15 minutes' drive to the south of the property offering a secondary school, 6th Form college, leisure centre, traditional High Street offerings, local cafes, bars, restaurants, retail park, supermarkets and industrial estate.



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## GENERAL

The property comprises of a well maintained 2 bed bungalow located off a quiet country lane that leads towards Aberporth.

The property sits in a commodious plot with private off-road parking to front and spacious rear garden with distant views towards the Cardigan Bay coastline.

The accommodation provides as follows (All dimensions approximate) viz:

### Front Porch

via upvc glass panel door with windows to all sides, glass door into –



### Entrance Hallway

5'7" x 16'3" with access to loft, radiator, multiple sockets.



### Lounge

17'3" x 12'8" with feature brick fireplace and surround with electric fire, window to front, multiple sockets, 2 x radiator.





### Front Bedroom 1

12'1" x 9'6" a double bedroom, radiator, window to front, multiple sockets.



### Rear Bedroom 2

12'2" x 12'8" a double bedroom, window to rear garden, radiator, multiple sockets, single wash hand basin and vanity unit.



### Bathroom

6'6" x 7'1" with a modern white suite including corner 1200mm enclosed shower, single wash hand basin, radiator, fully tiled walls, slate flooring, rear window, extractor fan.



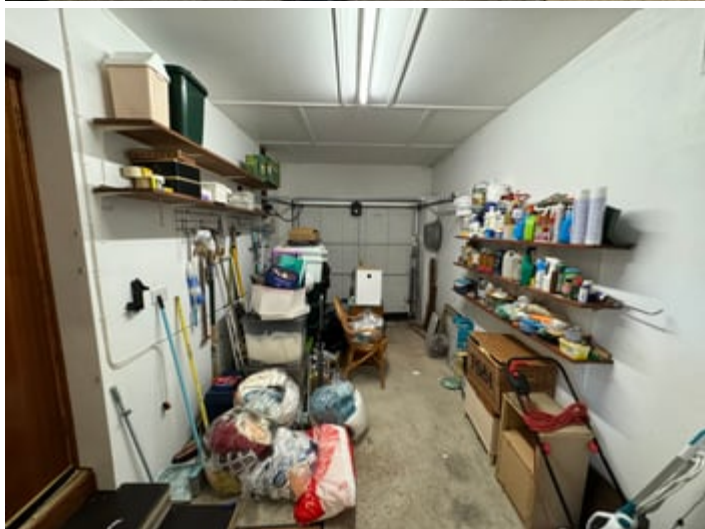
**Kitchen**

16'2" x 9'7" with a range of Oak effect base and wall units, sink and drainer with mixer tap, electric hob with extractor over, double oven and grill, tiled splash back and half tiled walls, under larder space for fridge freezer, rear patio door to garden, space for dining table, connecting door into –



## Garage

8'7" x 17'6" step down from the main kitchen area with electric up and over door, concrete base, multiple sockets, connecting door into –



## Utility Room

8'4" x 9'9" with a range of Oak effect base and wall units, washing machine connection, stainless steel sink and drainer with mixer tap housing a Worcester oil boiler, radiator. External door to garden.



## EXTERNALLY

### To the Front

To the front the property is approached from the adjoining county road into a tarmacadamed forecourt with feature decorative gravel and access to garage. Side footpath leading through to –



### To The Rear

Rear Garden with extending rear patio area from the dining and kitchen area and extending across the rear of the property and steps down to a decorative gravel area with feature central lawn area and post and rail fencing to boundary to adjoining fields with distant views towards the Cardigan Bay coastline.



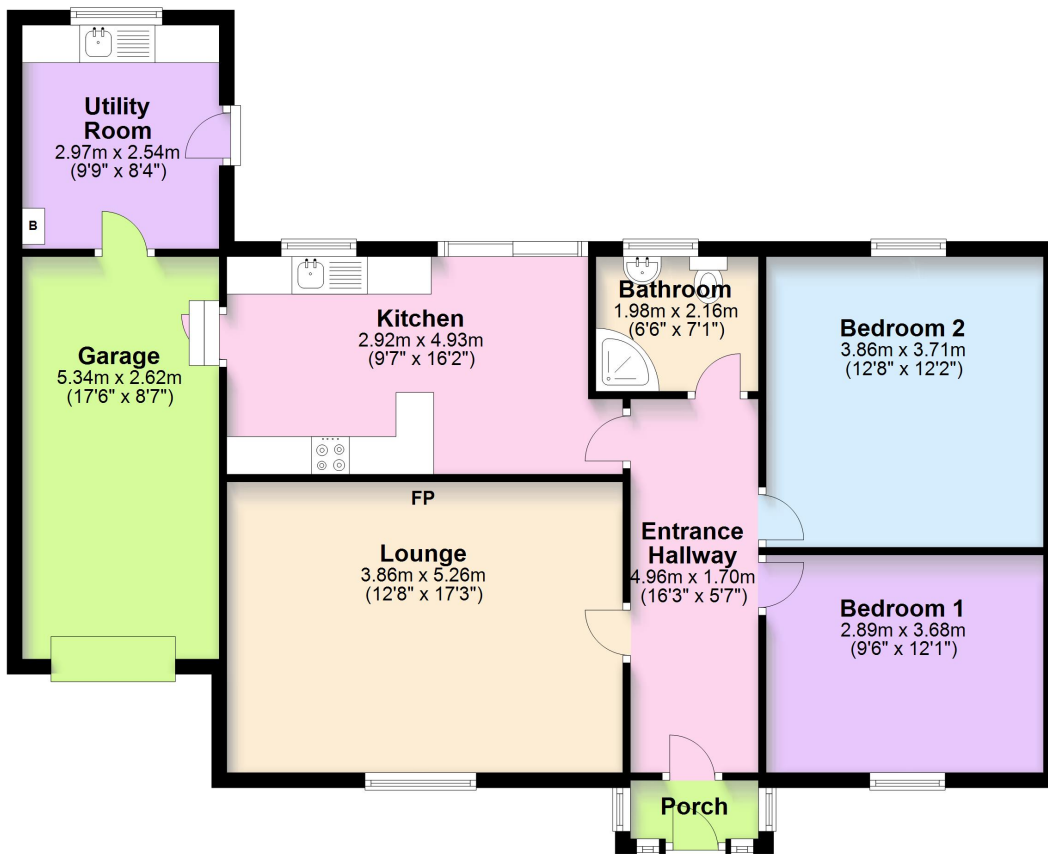
### Services

The property benefits from Mains Water and Electricity. Private Drainage. Oil Central Heating.

Council Tax Band D.

## Ground Floor

Approx. 98.7 sq. metres (1062.9 sq. feet)



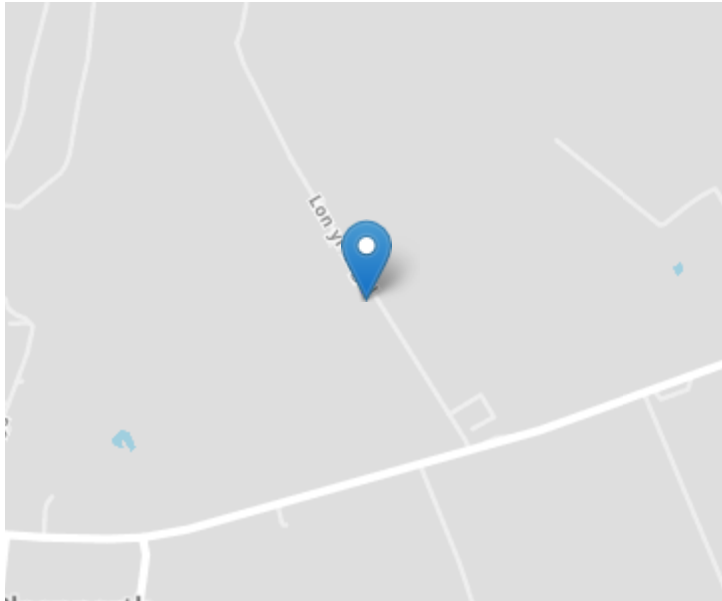
Total area: approx. 98.7 sq. metres (1062.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Coed Y Bryn, Lon Yr Ysgol, Blaenporth**

### Directions

Travelling North from Cardigan and the A487 proceed through the village of Penparc, Tremaen, Blaenannerch and as you enter Blaenporth pass the entrances to Lady Road and Bowls road on your right. Continue for another 500 yards and take the next left hand exit adjoining the former Primary school. Continue down this road for approximately half a mile and the bungalow is located being the last but one on your right hand side as identified by the Agents for sale board.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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