

Convenient 2 bedroom bungalow set in spacious garden & grounds. Coastal village of Blaenannerch, near Aberporth, West Wales



Rhosddu, Blaenannerch, Cardigan, Ceredigion. SA43 2AL.

£165,000

R/4565/ID

**** A most pleasant 2 bedroom detached bungalow ** Set in spacious garden and grounds ** Located in the popular coastal location of Blaenannerch, near Aberporth ** Only 5 minute drive to the coast ** Non-standard construction ** Single garage ** Double glazing throughout ** Economy 7 heating ** 10 minute drive to the coast at Aberporth and equi-distant to Cardigan ****

The property comprises of - Entrance Hall, Front Lounge, Rear Kitchen, Dining Room, 2 Double Bedrooms, Shower Room.

The property is located in the convenience coastal village of Blaenannerch, just off the main A487 coast road, property is a 10 minute drive from the popular coastal village of Aberporth with its lovely sandy beaches, restaurants and much more and also a 10 minute drive from the former market town of Cardigan with its comprehensive range of shopping and schooling facilities.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

The property is of Woolaway construction under a tiled roof making the property suitable for cash buyers as the property may be difficult to mortgage.

ENTRANCE PORCH

2' 9" x 4' 6" (0.84m x 1.37m) via half glazed uPVC door with side panel, tiled floor, glazed hardwood door leading into –

ENTRANCE HALL

12' 6" x 5' 8" (3.81m x 1.73m) with access hatch to loft, storage cupboard.



LOUNGE



11' 4" x 17' 0" (3.45m x 5.18m) with dual aspect windows, electric fireplace with stone surround, alcove, heat stove, electric radiator, wall lights.

KITCHEN





REAR BEDROOM 1

13' 5" x 10' 5" (4.09m x 3.17m) a spacious double room with double glazed window to rear, Economy 7 heating.



FRONT BEDROOM 2



A tarmac driveway with ample private parking for 2-3 cars to forecourt. Access to -

SINGLE GARAGE

20' 9" x 8' 7" (6.32m x 2.62m) with up/over door, electricity connected.



UTILITY AREA

10' 9" x 8' 0" (3.28m x 2.44m) with plumbing for automatic washing machine and external toilet.

TO THE REAR

Via tarmac pathway. With attractive rear garden mostly laid to lawn with many mature trees, flowers and hedgerows and mature hedges to boundaries creatin an enclosed space.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Night Storage.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: G (8)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

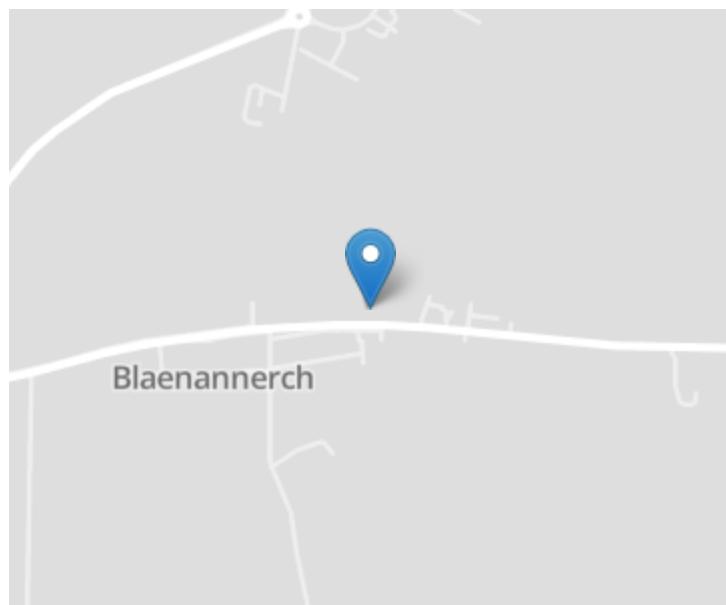
Any risk of coastal erosion? No

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

From Cardigan proceed north on the A487 coast road towards Aberaeron. Proceed through the village of Penparc and then Tremain until you get to the roundabout. Take the second exit off the roundabout and stay on the A487 coast road. Follow the road for some 500 yards and the property will be located, just set off the road on the left hand side as identified by the agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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