

*Convenient semi detached 1 bedroomed bungalow with front and rear garden. Coastal village of Aberporth on Cardigan Bay. West Wales*



**91 Bryn Glas, Aberporth, Cardigan, Ceredigion. SA43 2EE.**

**£92,000**

**R/4789/ID**

**\*\* Ideal investment opportunity \*\* 1 Bed semi detached bungalow \*\* Attention low income/first time buyers \*\* LOCAL OCCUPANCY RESTRICTION \*\* In need of refurbishment \*\* Double glazing \*\* Central heating \*\* Easily maintained grounds to front and rear \*\***

The Accommodation - Porch, Ent Hall, 1 Bedroom, Living Room, Bathroom and Kitchen. Conservatory. Fair Sized Garden to front side and rear. On street parking. Local Occupancy Restriction - Section 157.

Within the popular West Wales coastal village of Aberporth with its lovely sandy beaches, shops and an array of restaurants/eating houses, pubs etc. Also close to primary school. The accommodation provides Entrance Hall, 2 Double Bedrooms, Kitchen, Bathroom and WC. Rear Sitting Room, Integral Store Shed, rear enclosed garden and walled lawned forecourt. Located within a convenient residential estate, close to the centre of the village of Aberporth, an easy reach of several popular sandy beaches along this favoured heritage coastline. Close to the Teifi valley market town of Cardigan and an easy reach of Newcastle Emlyn,



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## THE ACCOMMODATION

### Porch

UPVC windows and door.



### Entrance Hall

with central heating radiator, open cloak cupboard leading into;



### Conservatory

2' 8" x 5' 3" (0.81m x 1.60m) UPVC panels and double glazed windows.



### Living Room

12' 3" x 13' 9" (3.73m x 4.19m) With double glazed window to front, central heating radiator, telephone point, multiple sockets. Door connecting to;





## Kitchen

10' 0" x 12' 2" (3.05m x 3.71m) With central heating radiator, fitted cupboards with Formica working surfaces, integrated Deluxe by Hygena oven and Diplomat induction hob, 1 1/2 sink unit with mixer taps, appliance space with plumbing for automatic washing machine and built in cupboard housing a Worcester oil fired central heating combi boiler. Rear exterior door leading to garden.





## Bathroom

5' 4" x 7' 1" (1.63m x 2.16m) with a white suite which provides a walk-in shower with HeatStore shower unit, pedestal wash hand basin with mixer taps, low level flush toilet, tiled walls, shaving point, double glazed frosted window to side. Loft hatch.



## Bedroom

8' 7" x 12' 4" (2.62m x 3.76m) With central heating radiator, double glazed window overlooking garden



## EXTERNALLY

### To The Front

Walled garden to front with mature shrubs.



### To The Rear

Accessed from the rear kitchen, decking area with canopy above providing a fair sized garden area partially laid to patio slab.





## GENERAL INFORMATION

Local Residency Restrictions apply as follows :

1. Born within the designated area
2. Resided a total of 5 years within the designated area but not immediately prior to application
3. Currently employed within the designated area
4. Intending to move to the area to care for an elderly or infirm relative or friend or if the purchaser is elderly or infirm, to receive care from relatives or friends who are residing in the 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 recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## VIEWING

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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## Services

We are advised the property benefits from Mains Water, Electricity and Drainage. Gas Central Heating.

Council Tax Band B - £1785.01 (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band B

**Council Tax:** Rate 1785.01

**Parking Types:** On Street.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

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

**Flooding Sources:**

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

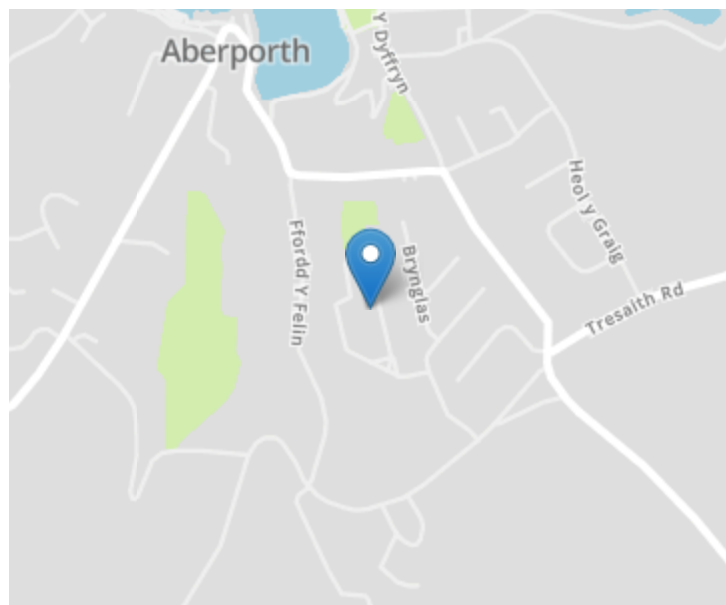
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** Yes

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

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



### Directions

From Cardigan proceed east on the A487 coast road. At the first roundabout carry straight on the main A487 coast road through Blaenannerch and Blaenporth to the next village of Tanygroes. Immediately after the Gogerddan Arms which you will see set back from the road on the left hand side take a left hand turning sign posted B4333 Aberporth road. Keep on this road for some 1½ miles and as you enter the village of Aberporth take the first turning left into Dyffryn Terrace and then right into Brynglas. Follow this road around to the left and the property will be seen on the right hand side.

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

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