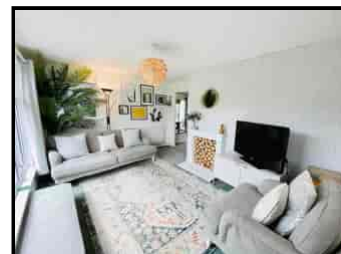


Delightfully presented 2 bed detached bungalow set in attractive gardens and grounds with sea views. Sought after coastal village of Aberporth - West Wales.



Dolwyn, Aberporth, Cardigan, Ceredigion. SA43 2EH.

£295,000

Ref R/4959/ID

****Immaculately presented 2 bed detached bungalow**Set in attractive gardens and grounds**Located in the sought after seaside village of Aberporth**Only a short walking distance to the beach**Non standard prc construction**Off road private parking and single garage**Oil heating and pv solar panels**Currently run as a successful holiday let****

The accommodation provides - entrance hall, front lounge, dining room, kitchen, rear conservatory, bathroom, 2 double bedrooms.

The property is situated within the coastal village of Aberporth on the Cardigan Bay coastline benefitting from Blue Flag sandy beaches, local cafes, bars, restaurants, village shop, post office, primary school, places of worship and access onto the All Wales Coastal path. The larger town of Cardigan is some 15 minutes drive to the south with a wider range of local and national retailers, supermarkets, sixth form college and secondary school, community health centre, good public transport connectivity. The popular sandy coves of Mwnt, Tresaith and Llangrannog are all within 10 minutes drive!



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

PLEASE NOTE

The property is of pre cast reinforced concrete build. Interested parties who require a mortgage are advised to check beforehand. Currently the property is mortgaged via Halifax Building Society.

Internal insulation have been added to two elevations.

THE ACCOMMODATION

Entrance Hall



12' 9" x 14' 9" (3.89m x 4.50m) with glazed upvc door, central heating radiator, herringbone effect floor. Door into -

Front Lounge



11' 4" x 14' 4" (3.45m x 4.37m) with large double glazed



window to front, mock fireplace, tv point, central heating radiator. Door into -

Dining Room





8' 5" x 13' 3" (2.57m x 4.04m) with storage cupboards. Access hatch to loft. 5'8" sliding door leading through into -

Conservatory



9' 6" x 8' 8" (2.90m x 2.64m) of dwarf wall construction, pv glazed surround, views over garden and towards the sea. Glazed door to side, perspex roof.

Galley Kitchen

19' 6" x 6' 4" (5.94m x 1.93m) recently extended of traditional construction providing good insulative qualities, fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, under counter fridge and freezer, central heating radiator, electric oven and hob, half glazed door to rear.



Bathroom



5' 6" x 7' 8" (1.68m x 2.34m) having a three piece comprising of panelled bath with triton shower above, pedestal wash hand basin, low level flush w.c. central heating radiator, frosted windows to rear.

Rear Double Bedroom 1



9' 3" x 10' 8" (2.82m x 3.25m) double glazed window to rear, central heating radiator.

Front Double Bedroom 2

10' 7" x 12' 3" (3.23m x 3.73m) large double glazed window to front, central heating radiator, down hanging reading lights.



EXTERNALLY

To the Front



The property has a sizeable front garden laid to lawn with mature shrubs.

Driveway to the side leading to -

Single Garage

8' 0" x 12' 0" (2.44m x 3.66m) of concrete sectional build with up and over door

To the Rear



A most attractive rear garden, mostly laid to lawn with mature hedgerows to boundaries for privacy. Benefits from fantastic sea views to the rear.

Oil Tank.

MONEY LAUNDERING

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

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'.

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

Services

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating system. 16 solar pv panels.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

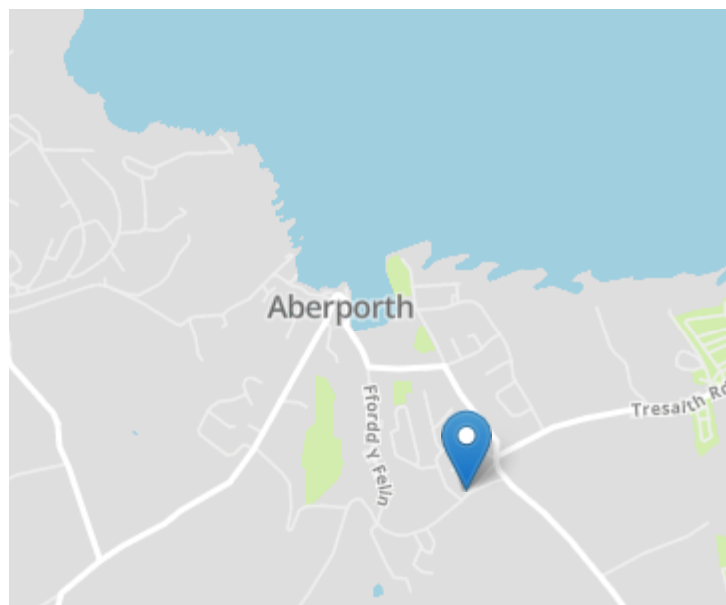
Any risk of coastal erosion? No

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 Synod Inn proceed south on the A487 towards Cardigan for approximately 10 miles until you reach the village of Tanygroes. Turn right alongside The Welsh Wind Gin Distillery sign posted Aberporth. Continue along this road for approximately 2 miles until you enter the village of Aberporth, take the first left hand junction onto Dyffryn Terrace and the property can be found on the right hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(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 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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