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RICS



Since 1989

A pleasant 3 bed detached residence with lovely sea views. Coastal village of Aberporth - West Wales.



Tyddyn, Aberporth, Cardigan, Ceredigion. SA43 2BZ.

Ref R/3906/ID

£350,000

****Pleasant 3 Bed Detached Dormer Bungalow**Glorious views over the village of Aberporth towards the sea**Convenient seaside village location**Off Road Parking for 2 Cars**Spacious Front and Rear Gardens, mostly laid to lawn**Double Glazing & Oil Fired Central Heating**Short walking distance to village amenities****

The property comprises of Front Porch, Front Lounge, Kitchen, Downstairs Bedroom, Family Bathroom and Rear Conservatory. First Floor - 2 Double Bedrooms.

The property is set centrally within the village of Aberporth and the Cardigan Bay coastline. Walking distance to all village amenities including local shop, public houses and restaurants, cafes, laundrette, primary school, places of worship, takeaways, sandy beaches and access to the All Wales coastal footpath. The larger town of Cardigan is some 15 minutes drive to the south with its wide range of local and national retailers, community Hospital and town centre amenities. The Pembrokeshire coast national park is some 20 minutes drive of the property.



window to front, central heating radiator, TV point, understairs storage cupboard.

GROUND FLOOR

Porch

2' 6" x 5' 3" (0.76m x 1.60m) via half glazed upvc door, glazed window to side, half glazed hardwood door into -

Front Lounge



13' 4" x 14' 0" (4.06m x 4.27m) with large double glazed

Kitchen/Breakfast Room



11' 1" x 7' 8" (3.38m x 2.34m) with a range of base and wall cupboard units, formica working surfaces above, inset 1½ drainer sink with mixer taps, Beko electric double oven, 4 ring gas hob, extractor hood, tiled splash back, plumbing for automatic washing machine, glazed display units, central heating radiator, glazed door into -



Rear Conservatory/Dining Room



18' 3" x 9' 2" (5.56m x 2.79m) with dwarf walls with double glazed upvc units, glazed glass roof, tiled flooring, central heating radiator, glazed double doors out to rear garden.



Downstairs Bedroom 1



11' 0" x 13' 3" (3.35m x 4.04m) with dual aspect window to front and side, central heating radiator.

Main Bathroom

6' 7" x 7' 7" (2.01m x 2.31m) a white suite comprising of a panelled bath, dual flush w.c. pedestal wash hand basin, Redring electric shower above, half tiled walls, tiled floor, central heating radiator, frosted window, extractor fan.



FIRST FLOOR

Double Bedroom 2

10' 0" x 17' 1" (3.05m x 5.21m) with double glazed window to front, central heating radiator, under eaves storage, door into airing cupboard. Sea views.



Double Bedroom 3

8' 3" x 17' 1" (2.51m x 5.21m) with double glazed window to rear with glorious views over Aberporth and to the sea towards Ynys Lochdyn, central heating radiator.





EXTERNALLY

To the Rear

A private enclosed garden mostly laid to lawn with many mature shrubs, trees and flowers. Hedgerow to boundary and lovely views over towards the sea.

To the Front



A tarmac driveway with private parking for 2 cars. Front lawned area with hedgerow to boundary.

TENURE

The property is of Freehold Tenure.

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.

Services

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

Council Tax Band C.

Directions

At the seaside village of Aberporth, from the sea front proceed south out of the village on the B4333 Blaenannerch road. You will see the primary school on the right hand side, just beyond this you will see the property on the left hand side identified by the Agents for sale board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 