

Set within spacious 3 bedroom (1 en suite) bungalow on the outskirts of the sought after coastal village of Aberporth - West Wales.



Rhoswyn, Aberporth, Cardigan, Ceredigion. SA43 2HS.

£350,000

Ref R/5009/ID

****Spacious detached bungalow**Attractive 3 bedroom (1 en suite) living accommodation**Located on the outskirts of the sought after coastal village of Aberporth**Picturesque views over open countryside and a glimpse of the sea**Attractive south facing conservatory**Attractive rear garden**Ample private parking for 4-5 vehicles**Integral garage**Double glazing and oil fired central heating****

The accommodation provides entrance hall, kitchen/dining room, rear conservatory, cosy lounge, utility room, w.c. principal bedroom with en suite, 2 double bedrooms and bathroom.

The property is situated on the outskirts of the coastal village of Aberporth on the Cardigan Bay coastline. The village offers an excellent range of local amenities and services including nearby primary school, convenience stores, primary school, public house, places of worship, chip shop, post office, laundrette, excellent public transport connectivity. The Market town of Cardigan is some 15 minutes drive to the south offering a wider range of amenities including secondary schooling, 6th form college, community hospital, cinema, theatre, traditional high street offerings, retail parks, supermarkets and industrial estates. The Pembrokeshire coast national park is some 20 minute drive of the property.



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GENERAL

Believed to have been built in the 70's of traditional cavity wall construction under a tiled roof. The property benefits from double glazing throughout and oil fired central heating. The property also boasts solar panels.

The current vendors have invested in a most attractive conservatory / sun room to the rear of the property making the most of the south facing aspect.

Entrance Hall



17' 9" x 15' 6" (5.41m x 4.72m) max L shaped reception hall via half glazed upvc door with half glazed side panel, central heating radiator. Door into airing cupboard housing hot water immersion tank and separate cupboard housing the oil fired boiler. Door into -

Principal Bedroom 1



13' 0" x 8' 10" (3.96m x 2.69m) with large double glazed window to front, central heating radiator, fitted cupboard units. Door into -

En Suite





8' 11" x 2' 10" (2.72m x 0.86m) a modern three piece suite comprising of an enclosed shower unit with electric shower above, gloss white vanity unit with wash hand basin, dual level flush w.c. stainless steel heated towel rail and fully tiled walls and floor.

Bedroom 2



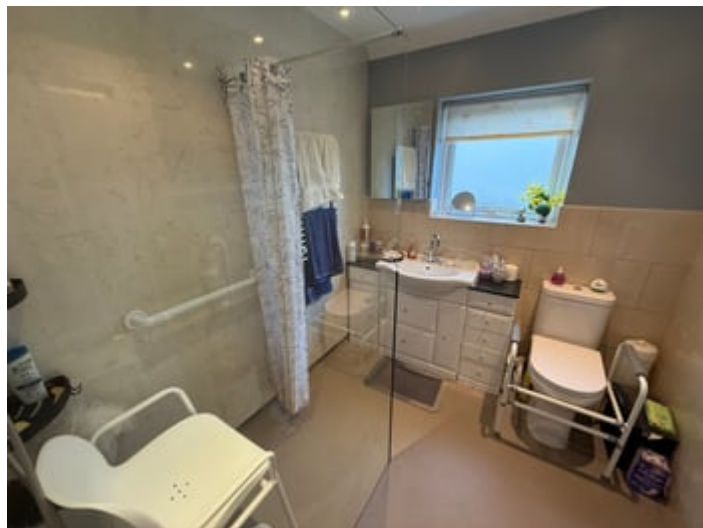
11' 4" x 10' 11" (3.45m x 3.33m) with large double glazed window to front, central heating radiator.

Bedroom 3



10' 10" x 8' 10" (3.30m x 2.69m) currently used as an office/study, however is large enough to take a double bed, double glazed window to front, central heating radiator.

Wet Room



7' 8" x 6' 11" (2.34m x 2.11m) attractive three piece suite comprising of walk in wet room with mains shower above, gloss white vanity unit with inset wash hand basin, dual flush w.c. half tiled walls, spot lights to ceiling, central heating radiator and stainless steel towel rail.

Lounge





8' 10" x 13' 0" (2.69m x 3.96m) a comfortable lounge with double glazed windows to side and rear with views to rear garden and over open countryside, LPG realflame gas fire on a slate hearth with reconstructed stone surround and oak mantle, central heating radiator, tv point .

Kitchen/Dining Room





21' 5" x 13' 5" (6.53m x 4.09m) (max) an attractive room with a range of oak fronted base and wall cupboard units with formica working surfaces above, 1½ stainless steel drainer sink, eye level electric oven and grill, 4 ring electric hob, space for fridge freezer, integrated dishwasher, spot lights to ceiling, breakfast bar, tiled flooring.

Continues into the dining room with space for dining table, glazed sliding doors out to -

Conservatory



16' 5" x 11' 5" (5.00m x 3.48m) a most attractive room making the most of the sunny southern aspect of dwarf wall construction with glazed upvc surround making the most of the panoramic country views, glass roof, tiled flooring. Glazed door to side.

Rear Hallway

6' 4" x 3' 0" (1.93m x 0.91m).

W.C.



5' 10" x 2' 7" (1.78m x 0.79m) with low level flush w.c. wash hand basin.

Utility Room



7' 9" x 6' 2" (2.36m x 1.88m) with a range of fitted base and wall units with plumbing for automatic washing machine, stainless steel drainer sink. Door into -

Integral Garage

17' 8" x 9' 9" (5.38m x 2.97m) being L shaped being perfect for storage or workshop.

Rear Porch

7' 3" x 4' 11" (2.21m x 1.50m).

EXTERNALLY

To the Front

The property is approached from a B road with good wide entrance with tarmac driveway with ample private parking space for 4-5 cars.

Gravelled area to front with mature shrubs and hedgerows.

Pathways to both sides leads to rear.



Rear Garden





The rear garden is mostly laid to lawn area being fully enclosed and south facing with many mature shrubs, trees and hedgerows and flowers. Patio area laid to slabs.

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 ARRANGEMENTS

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

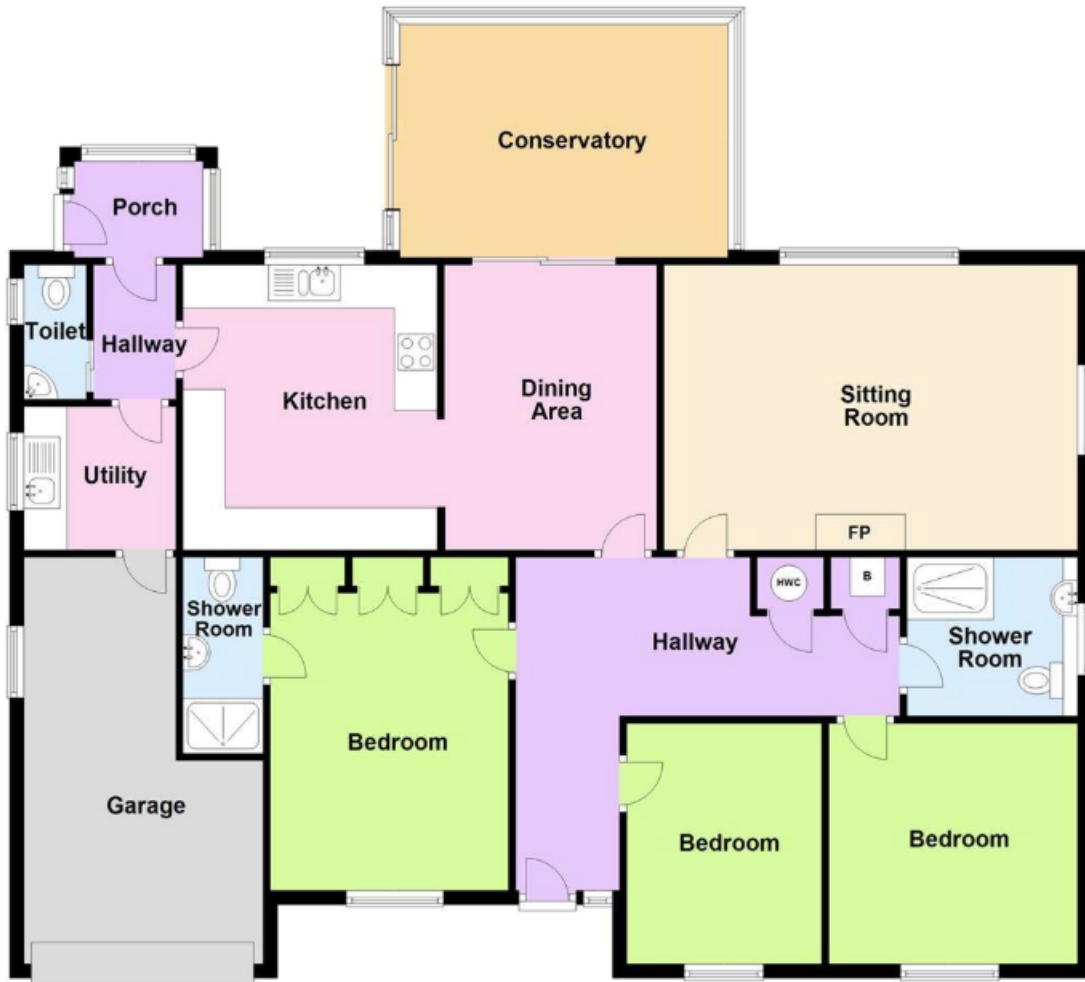
Services

We are advised the property benefits from mains water and electricity. Private drainage to a septic tank. Solar panels which we are advised are on a feed in tariff which pays approximately £1,500 per annum. Oil fired central heating.

Tenure - Freehold.

Council Tax Band - E (Ceredigion county council).

Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (76)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

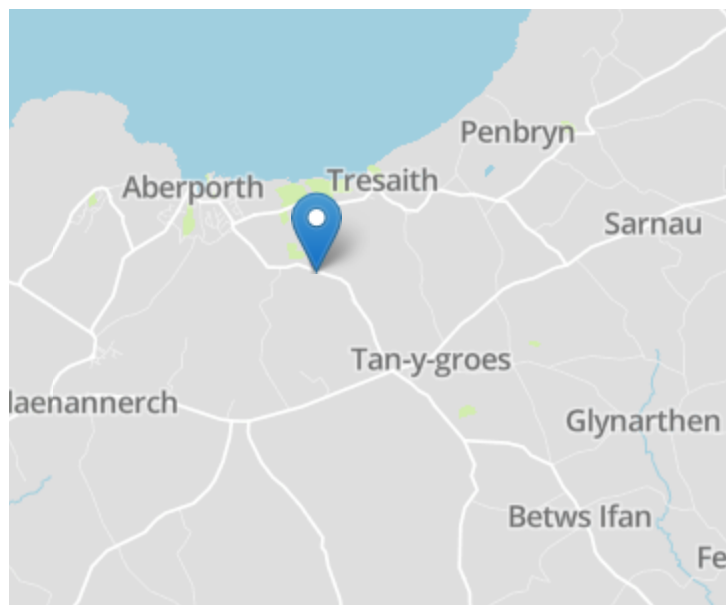
Any risk of coastal erosion? No

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

Travelling on the main a487 coast road, some 5 miles from Cardigan at Tanygroes between The Welsh Wind distillery and the filling Station take the B4333 road north towards the coast at Aberporth. Carry on for a mile or so and the property will be on the left hand side identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(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 :

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