

*Attention 1st time buyers. Deceptively spacious 3 bed semi detached home. Close to Aberporth.
Set within large plot. Cardigan Bay - West Wales.*



Cartref, Blaenporth, Cardigan, Ceredigion. SA43 2AP.

£215,000

Ref R/4615/RD

****Attention 1st time buyers ! **Deceptively spacious 3 bed accommodation**Set within a commodious plot**Ample road off parking**Views over adjoining fields to coast**Well presented**Ideal opportunity for those seeking to get on the housing ladder**15 minutes drive to Cardigan**10 minutes drive to Aberporth on the Cardigan Bay coastline**Also close to Mwnt, Tresaith and Penbryn**A GREAT OPPORTUNITY - NOT TO BE MISSED ! ****

The property is situated within the coastal village of Blaenporth which relies on nearby Tanygroes for its day to day needs. Strategically positioned along the A487 trunk road running down the West Wales coastline. The property lies in close proximity to Aberporth which offers village primary school, post office, sandy beaches, local cafes, bars, restaurants and community facilities. The larger marketing centre of Cardigan is within 15 minutes drive of the property with its secondary school, 6th form college, community hospital, theatre/cinema, traditional high street offerings, retail parks, employment opportunities and excellent public transport connectivity.



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

GROUND FLOOR

Front Porch

Accessed via upvc glass panel door, wood effect laminate flooring.



Entrance Hallway

6' 7" x 9' 3" (2.01m x 2.82m) accessed via glass panel door, radiator, understairs cupboard, laminate flooring.



W.C

With w.c. single wash hand basin, vanity unit, tiled flooring, side window.



Lounge

12' 3" x 15' 3" (3.73m x 4.65m) covered tiled fireplace and surround, window to front, multiple sockets, radiator, laminate flooring. Connecting door into -



Kitchen

10' 7" x 12' 1" (3.23m x 3.68m) with range of oak effect base and wall units, electric oven and grill, electric hob with extractor over, 1½ stainless steel sink and drainer with mixer tap, rear glass door to garden, washing machine connection, fitted fridge freezer, tiled effect vinyl flooring.



Dining Room / Sitting Room

9' 7" x 12' 9" (2.92m x 3.89m) with an electric fireplace and surround, heater, double patio doors to garden, radiator, multiple sockets, laminate flooring.



FIRST FLOOR

Landing

With window to half landing, under eaves storage cupboard.



Front Bedroom 1

12' 5" x 11' 8" (3.78m x 3.56m) a double bedroom, window to front, multiple sockets, radiator.



Rear Bedroom 2

12' 5" x 12' 4" (3.78m x 3.76m) a double bedroom, window to rear with views over the countryside to coastline, multiple sockets, radiator.



Rear Bedroom 3

8' 6" x 9' 1" (2.59m x 2.77m) a single bedroom, window to rear with distant sea views, multiple sockets, airing cupboard housing wall mounted Ideal Gas boiler.





Bathroom

5' 9" x 6' 5" (1.75m x 1.96m) with panelled bath with shower over, w.c. single wash hand basin, radiator, vinyl flooring, side window.



EXTERNALLY

To the Front

The property is approached from an adjoining county road into a front forecourt with space for 2+ vehicles to park. Variety of flowers beds.



To the Rear

Gravelled extended driveway leading through to fully gravelled rear garden area with views over the adjoining fields towards the coast.

Side decking from the kitchen area.

Timber Garden Shed 6' x 4'.



Services

The property benefits from mains water, electricity and septic tank/private drainage. LPG Gas central heating.

Council Tax Band D (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (42)

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

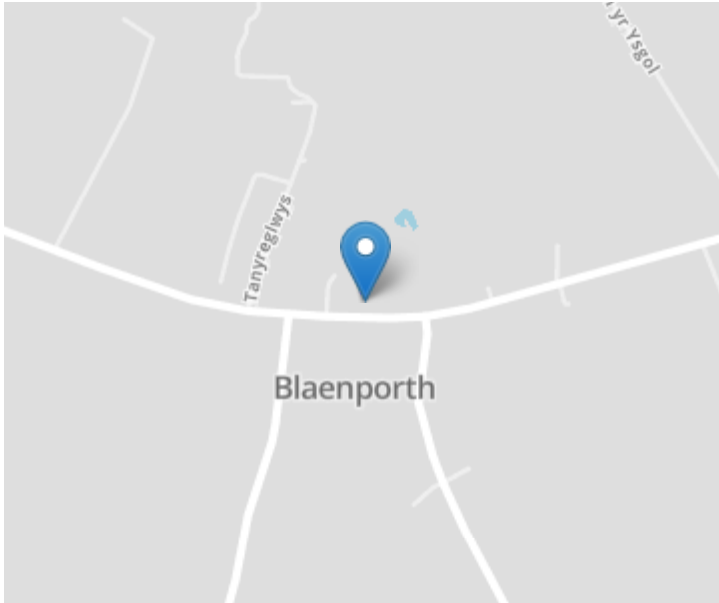
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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

Existing Planning Permission

Title: Erection of an extension, Submitted Date: , Ref No: A110443, Decision: WITHDRAWN, Decision Date: N/A



Directions

Travelling north from Cardigan on the A487 proceed through the villages of Penparc, Tremoen and into Blaenannerch. On leave Blaenannerch proceed for a further half a mile and passing Lady Road on your right hand side, the property is located on the left hand side before you get to Bowls Road.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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>



Regulated by

RICS[®]