



51 Bryn Glas, Aberporth, SA43 2EQ

£199,950

A Three Bedroom Semi Detached Bungalow situated within the popular coastal village of Aberporth, within walking distance of the beach. The accommodation comprises: Entrance Hall, Living Room, Kitchen/Diner. Three Bedrooms, Bathroom and Separate W.C. Externally there are good sized gardens with parking available on the road, although some neighbouring properties have created driveways to the front, subject to consent.

Upvc double glazed door to:-

Hall

Radiator, airing cupboard, storage cupboard, doors to:-

Living Room



Upvc double glazed window to the front, coved ceiling, coal effect gas fire, radiator, door to:-

Kitchen/Dining Room



Having a range of wall and base units, worktop surfaces, stainless steel sink and drainer unit, space for freestanding electric cooker, void and plumbing for washing machine, two Upvc double glazed windows, Upvc double glazed door.

Returning to the hall, doors to:-

Bedroom One



Upvc double glazed window to the front, radiator, built-in wardrobe.

Bedroom Two



Upvc double glazed window to the rear, radiator, range of fitted furniture.

Bedroom Three



Upvc double glazed window to the rear, radiator.

Bathroom



Panel bath with electric shower and screen over, pedestal hand wash basin, tiled walls, radiator, Upvc double glazed window to the rear, tiled floor

Separate WC



Low flush WC, part tiled walls, Upvc double glazed window, tiled floor.

Outside



The property is approached via gentle concrete steps with hand rail, which lead to the front door. The front garden is lawned with mature shrubs and bushes, bordered by a dwarf wall. Access around the side of the property leads to the rear garden which is predominately laid to lawn with patio area, mature shrubs and bushes. LPG storage tank.

Services, etc.

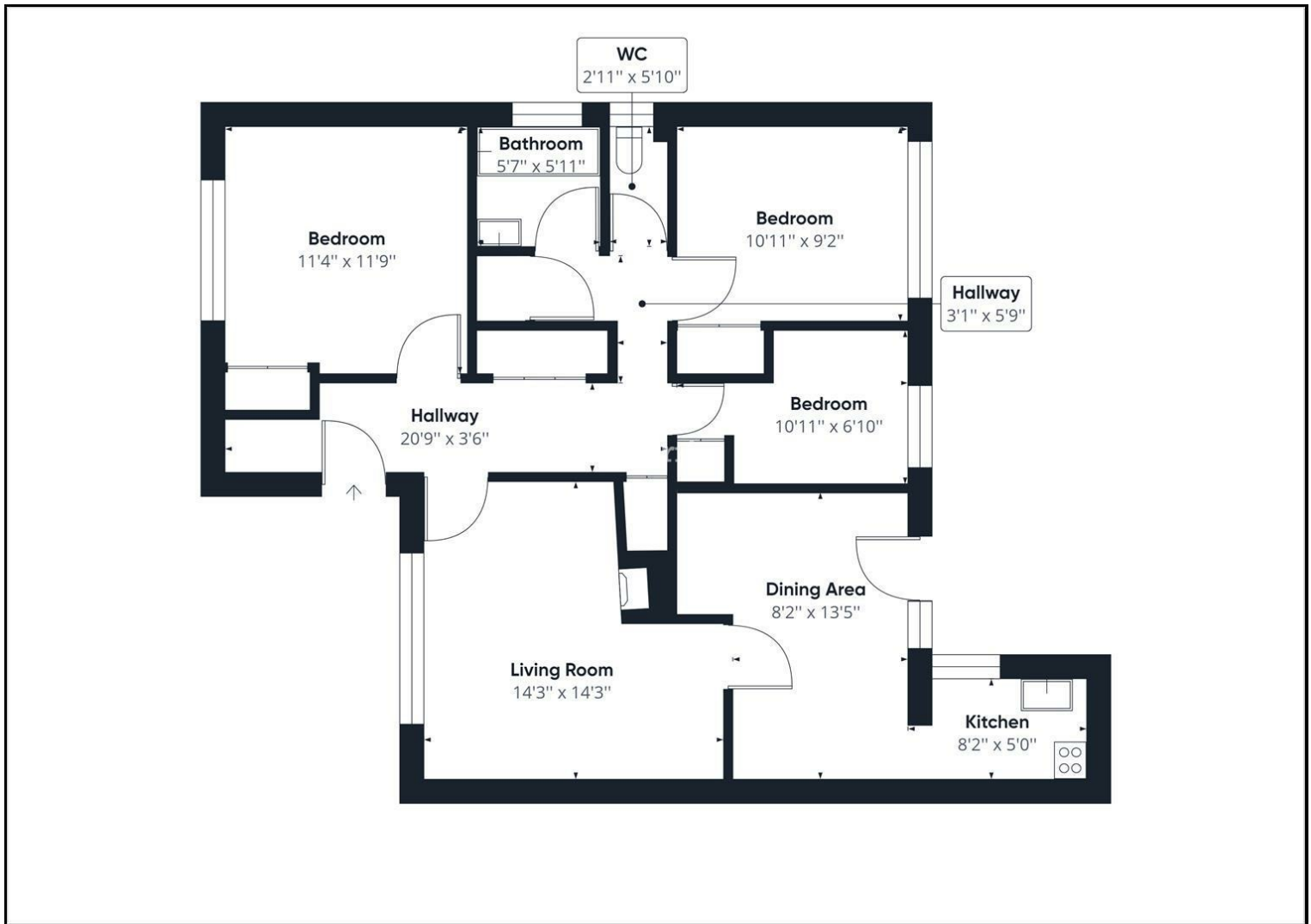
Services - Mains water, electricity and drainage. LPG central heating.

Local Authority - Ceredigion County Council

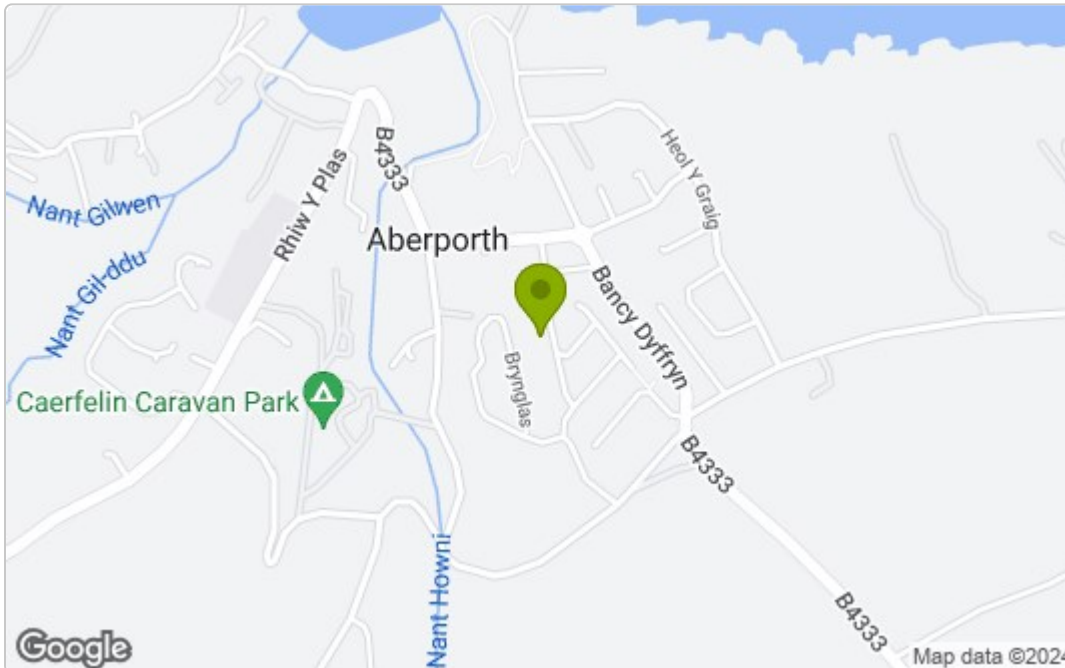
Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion.

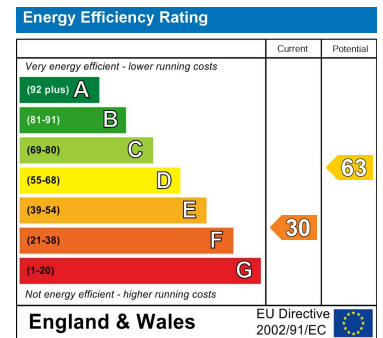
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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