



Penforial Ffordd Newydd, Aberporth, SA43 2EW

£295,000

A Two/Three Bedroom Detached Bungalow situated in the popular coastal village of Aberporth just a short walk from the beach. The accommodation comprises: Living Room, Inner Hall, Rear Lobby, Kitchen/Breakfast Room, Dining Room/Bedroom, Two Bedrooms and a Family Bathroom. Externally the property has a driveway providing ample off road parking, gardens and a garage.

### Situation

Aberporth is a very popular seaside village with superb sandy beach and a small group of local shops, pub and basic amenities. The village is best known for its glorious beach and access onto the coastal footpath with miles of clifftop walks and spectacular scenery to enjoy. The nearby town of Cardigan is approximately 7 miles and provides a wide range of shops, amenities to include supermarkets, schooling, leisure facilities and a high street parade of local and national retailers

Upvc double glazed door to:-

### Living Room



Wood effect flooring, radiator, Upvc double glazed window to the front, feature fireplace with tiled surround, doors to:-

### Bedroom One



Dual aspect Upvc double glazed windows, radiator.

### Inner Hall

Loft access, doors to:-

### Kitchen



Having a range of wall and base units, worktop surfaces, inset 1.5 bowl and drainer unit, slot-in electric cooker, breakfast bar, pantry cupboard, space for fridge/freezer, tiled splash back, Upvc double glazed window to rear. Door to:-

### Sitting Room/Bedroom Three



Upvc double glazed window to the side, radiator. Opening to:-

### Sun Room



Wooden flooring, polycarbonate roof, Upvc double glazed window to the rear and side, Upvc double glazed door to the rear garden.

Returning to the Inner Hall.

### Bedroom Two



Dual aspect Upvc double glazed window to the front and side, radiator.

## Bathroom



Low flush WC, pedestal hand wash basin, sunken Jacuzzi bath with electric shower over, radiator, Upvc double glazed window to the side and rear.

## Rear Lobby



Upvc double glazed door to the side, tiled floor, Upvc double glazed window.

## Externally



The property is approached via a gated entrance opening up to a parking and turning area, leading along to the side of the property to the Garage and further parking area. The rear garden has been designed with ease of maintenance in mind, having lawn, oil storage tank.

## Services, etc.

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

Local Authority - Ceredigion County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion

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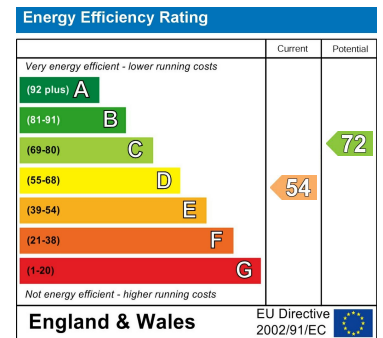
## Floor Plan



## Area Map



## Energy Efficiency Graph



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