



12 Heol Y Graig, Aberporth, SA43 2HB

£279,950

A Three Bedroom Semi Detached House situated in the favoured coastal area of Aberporth enjoying partial sea views to the front elevation. The accommodation comprises: Porch, Hall, Living Room, Dining Room, Kitchen, Rear Porch, W.C. Three Bedrooms, Wet Room and Separate W.C. Externally there is a Large Rear Garden, Parking and Garage.

Situation

Aberporth is a sought after coastal village which boasts a wonderful golden sandy beach as well as access onto the Ceredigion coastal footpath. The village provides a good range of basic amenities to include pubs and restaurants, village shop, post office etc. And is well located only 5 miles approx. from the large market town of Cardigan which provides a wide range of amenities and facilities to include national retailers such as Tesco and Aldi, as well as more individual local traders along its traditional high street. The area generally is best known for its outstanding coastline and unspoilt countryside making it a very popular destination for retirement and holiday makers especially.

Description

A 1960's three bedroom semi detached house relatively unspoilt with the benefit of replacement Upvc double glazing.

Upvc double glazed door to:-

Porch

Parquet flooring.

Hall



Stairs rising off to first floor, telephone socket, pantry under stair cupboard.

Living Room



Upvc double glazed window, coal effect electric fire.

Dining Room



Upvc double glazed window, serving hatch, open fire.

Kitchen



Base cabinets, sink, cooker, tiled floor, Upvc door.

Rear Porch



Upvc construction, recently installed Grant boiler, tiled floor, door to:-

WC



Door to:-

Garage

Electric roller door.

FIRST FLOOR

Landing



Upvc double glazed window to the side, loft access, pull-down ladder.

Bedroom One



Upvc double glazed window with sea views, fitted wardrobes.

Bedroom Two



Upvc double glazed window, fitted wardrobes.

Bedroom Three



Upvc double glazed window with sea views.

Wet Room

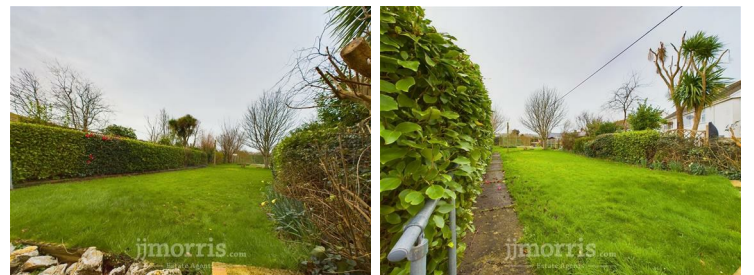


mains electric shower, pedestal wash basin, airing cupboard.

Separate WC



Outside



Large rear garden and parking to the front.

Utilities & Services

Heating Source: Oil central heating.

Services: Mains Electric:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band D.

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Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard - 1mbps upload and 17mbps download, Superfast - 13mbps upload and 66mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

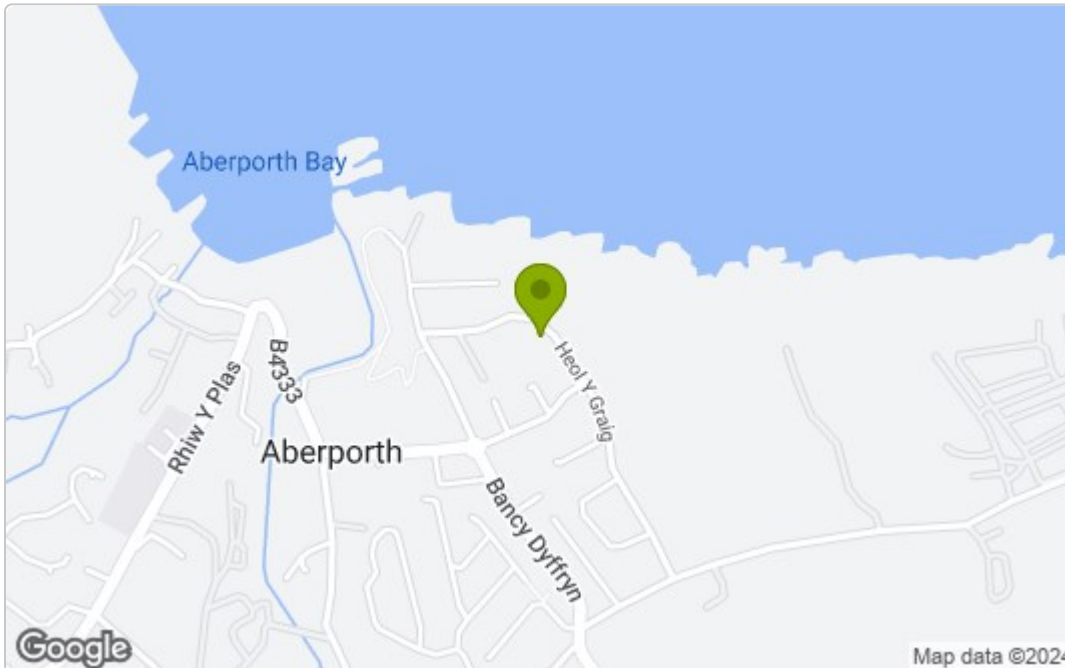
Vodafone. Voice - Yes & Data - Yes

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

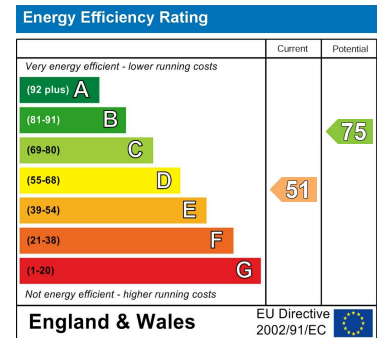
Floor Plan



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.