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Situated on the outskirts of Aberporth, this charming one-bedroom terraced holiday cottage offers an inviting blend of comfort and character, making it an ideal retreat for both personal use and investment purposes. The property is thoughtfully arranged, featuring a welcoming living area that is perfect for relaxing after a day exploring the scenic coastline. The kitchen is well-equipped with modern appliances and ample storage, providing everything you need for holiday living or longer stays. Upstairs, you will find two well-proportioned bedrooms, each designed to maximise natural light and provide a restful atmosphere. The family bathroom is tastefully presented, with contemporary fittings and a fresh, neutral décor. Throughout the cottage, original features have been retained where possible, enhancing the sense of warmth and authenticity while ensuring modern-day comfort. This delightful home is presented in excellent condition, ready for immediate occupation or as a turnkey holiday let.

To the rear of the cottage, a private outdoor space awaits, offering a peaceful spot to enjoy the fresh coastal air. The garden is low-maintenance, with a combination of paved and gravelled areas, making it perfect for alfresco dining or simply unwinding with a good book. The property benefits from its location within a friendly community, with local amenities, beaches, and picturesque walking trails just a short stroll from your doorstep. For those seeking a tranquil haven with easy access to Aberporth's stunning coastline and vibrant village life, this cottage offers an exceptional opportunity. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful holiday home.

Council Tax band: B

Tenure: Leasehold

Contact Cardigan Office



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Ceredigion SA43 1HJ



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Front Entrance

Glazed uPVC door, wood effect laminate floor, storage cupboard, wooden door to:-

Living Area

Wood effect laminate floor, uPVC double glazed windows and double opening doors to rear patio, electric heaters, stairs to first floor with under stair storage, coved ceiling.

Kitchen

Wood effect laminate floor, wall and base units with integrated oven and hobs and convection unit over, stainless steel sink with mixer tap over, tiled splash back, uPVC double glazed window, coved ceiling.

Landing

Carpet floor, uPVC double glazed window, wooden doors to:-

Bedroom One

Wood effect laminate floor, electric heater, storage cupboard, Velux window.

Bedroom Two

Wood effect laminate floor, storage cupboards, hand wash basin with tap over, tiled splash back, Velux window.





Bathroom

Wood effect laminate floor, shower, WC, hand wash basin with storage unit under, towel rail, glazed window.

Externally

Property benefits from having a rear patio, ideal for relaxing or hosting for guests. In addition to the garden, there are communal grounds, which are maintained for owners use.

Utility & Services

Heating Source: Electric heaters Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Leasehold Local Authority: Ceredigion County Council Council Tax: Band B What3Words: ///petal.munch.froze

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.



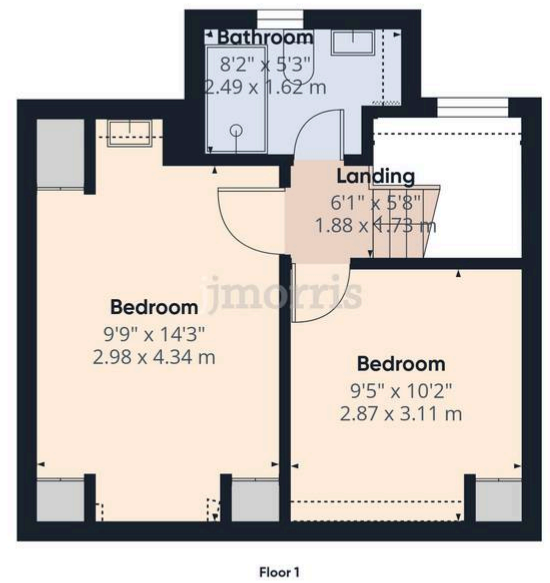
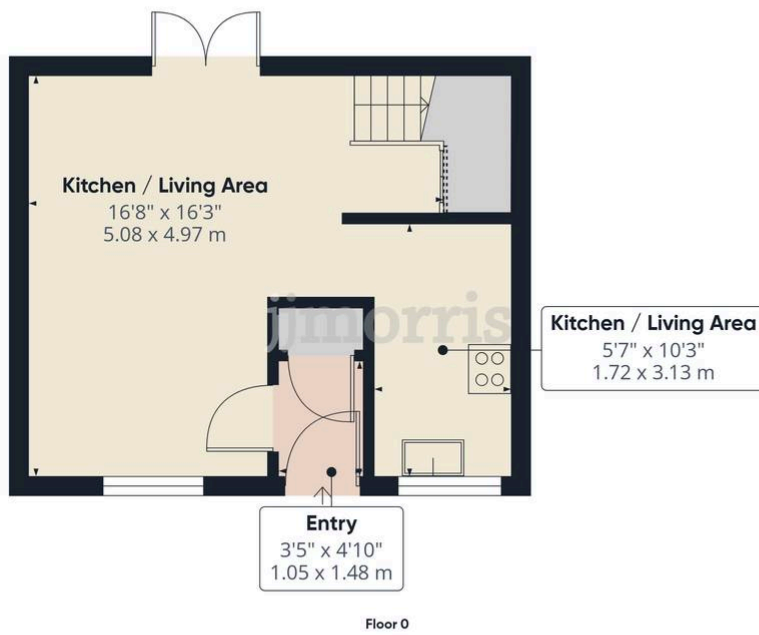


Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 3mbps upload and 26mbps 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 mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor, variable indoor. O2 - Good outdoor. Vodafone. - Variable outdoor. 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.



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