



jjmorris.com



Coed Y Bryn Lon Yr Ysgol, Blaenporth

£295,000 Freehold

Modernised Two Bedroom Bungalow • Modern Kitchen & Bathroom • Close To Aberporth

Contact Cardigan Office

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Porch

uPVC double glazed door and windows, uPVC door to:-

Hallway

Radiator, loft hatch, doors to:-

Living Room

Electric fire on brick hearth and surround, radiators, uPVC double glazed windows.

Bedroom One

Radiator, uPVC double glazed window.

Bedroom Two

Radiator, uPVC double glazed window.

Bathroom

Shower, WC, vanity unit with hand wash basin, tiled walls, laminate tiled flooring, uPVC double glazed window.

Kitchen

Having a range of wall and base units with worktop surfaces, integrated hob and oven, stainless steel sink with composite splashback, uPVC double glazed windows and double doors to rear patio, wood effect laminate flooring, door to:-

Garage

Hardstanding floor, up-and-over electric door, storage shelves, door to:-



Utility

Having a range of wall and base units, stainless steel sink unit, uPVC double glazed window and door to rear patio, wood effect laminate flooring, boiler.

Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Septic Tank Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band D What3Words: ///earphones.pickles.sleeper

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 ultrafast broadband available, with speeds up to Standard 0.2mbps upload and 1mbps download and Ultrafast 220mbps upload and 1800mbps 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.

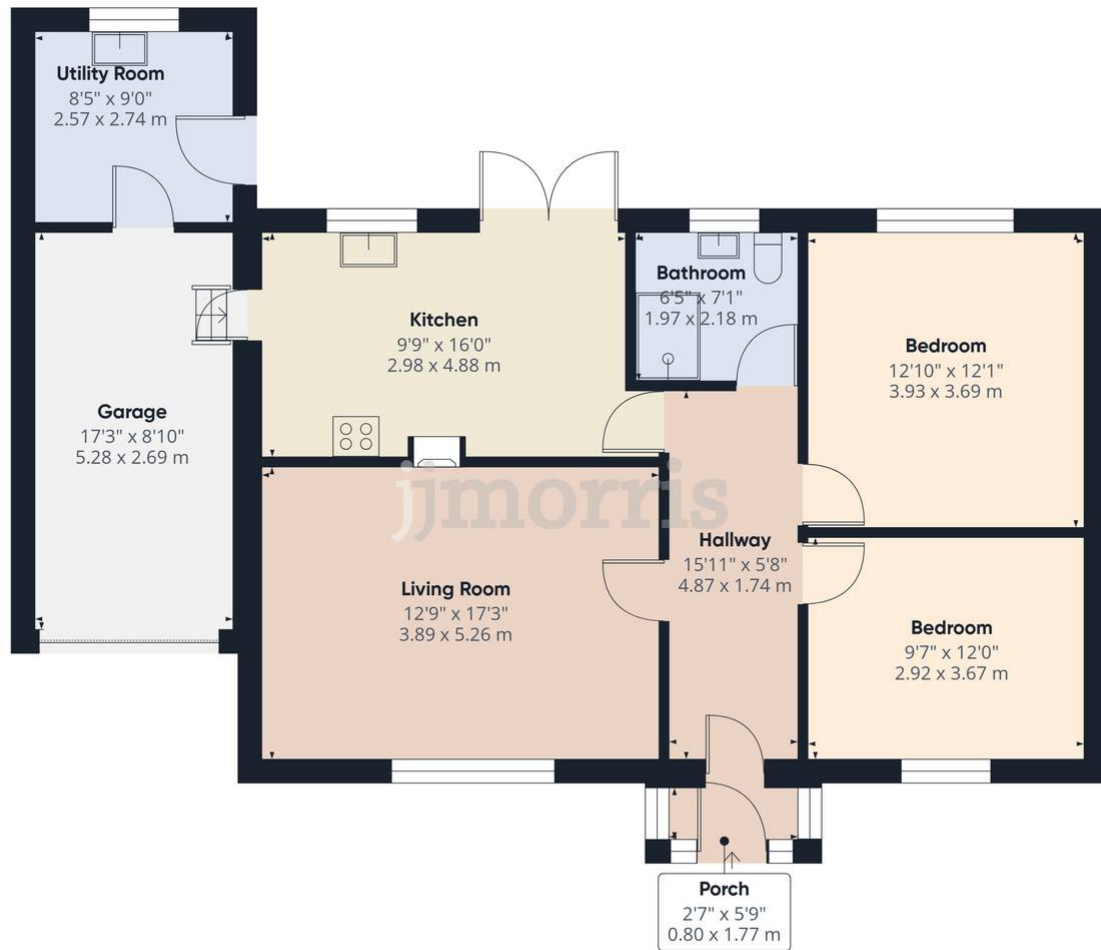
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor. Three - Variable outdoor. O2 - Good outdoor. Vodafone. - Good 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.



GARDEN

The property benefits from ample off-road parking and an attractive, low-maintenance front garden featuring flower beds and a decorative pebbled frontage. To the rear there is a paved patio area leading to a further low-maintenance garden with a matching pebbled finish. This delightful outdoor space enjoys stunning views over the coastline, providing the perfect setting for relaxing or entertaining.



You can include any text here. The text can be modified upon generating your brochure.

