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43 Bryn Glas, Aberporth

£175,000 Freehold

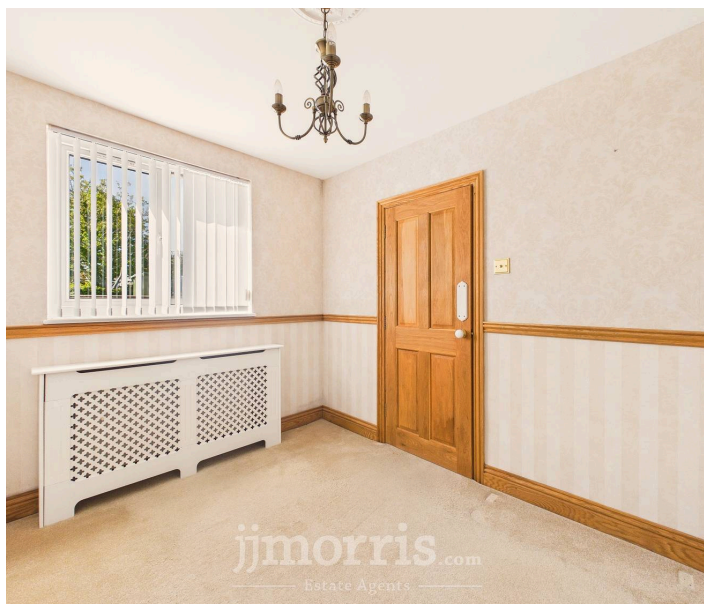
Situated in the favoured costal village of Aberporth • Just a short walk from the beach and the costal paths •
Semi Detached Two Bedroom Bungalow • Gardens to the front and rear of the property • Local Occupancy
Restriction

Contact Cardigan Office

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Porch

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

Hallway

Solid oak floor, built-in storage cupboards, loft hatch, coved ceiling, doors to:-

Living Room

Oak floor, radiator, uPVC double glazed window, electric fire in marble effect surround and heart, coved ceiling.

Kitchen

Having a range of fitted wall and base units with worktops over, integrated electric hob and convector fan over, integrated oven ceramic sink with mixer tap over, tiled floor, radiator, airing cupboard, uPVC double glazed windows, door to:-

Store Room

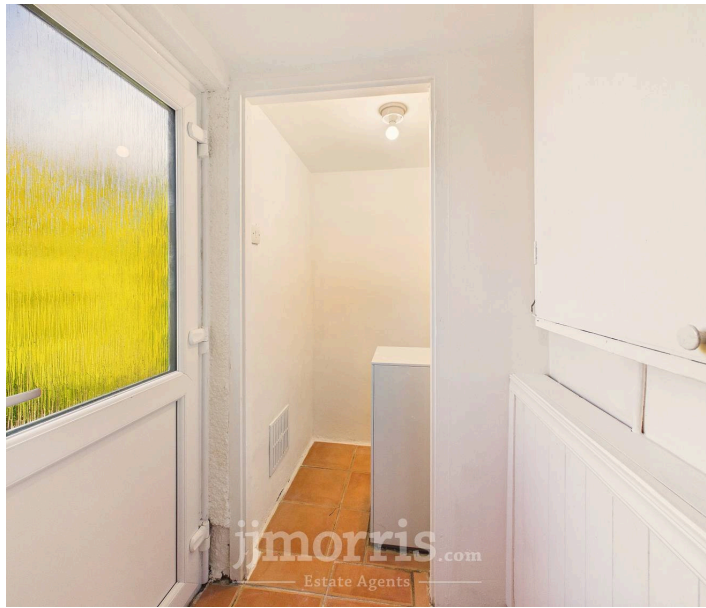
Tiled floor, boiler, uPVC door to rear garden.

Bedroom One

Storage cupboard, radiator, uPVC double glazed windows.

Bedroom Two

Radiator, storage cupboard, uPVC double glazed windows.



Bathroom

Tiled floor and walls, WC, hand wash basin, bath with shower over, towel rail, double glazed window.

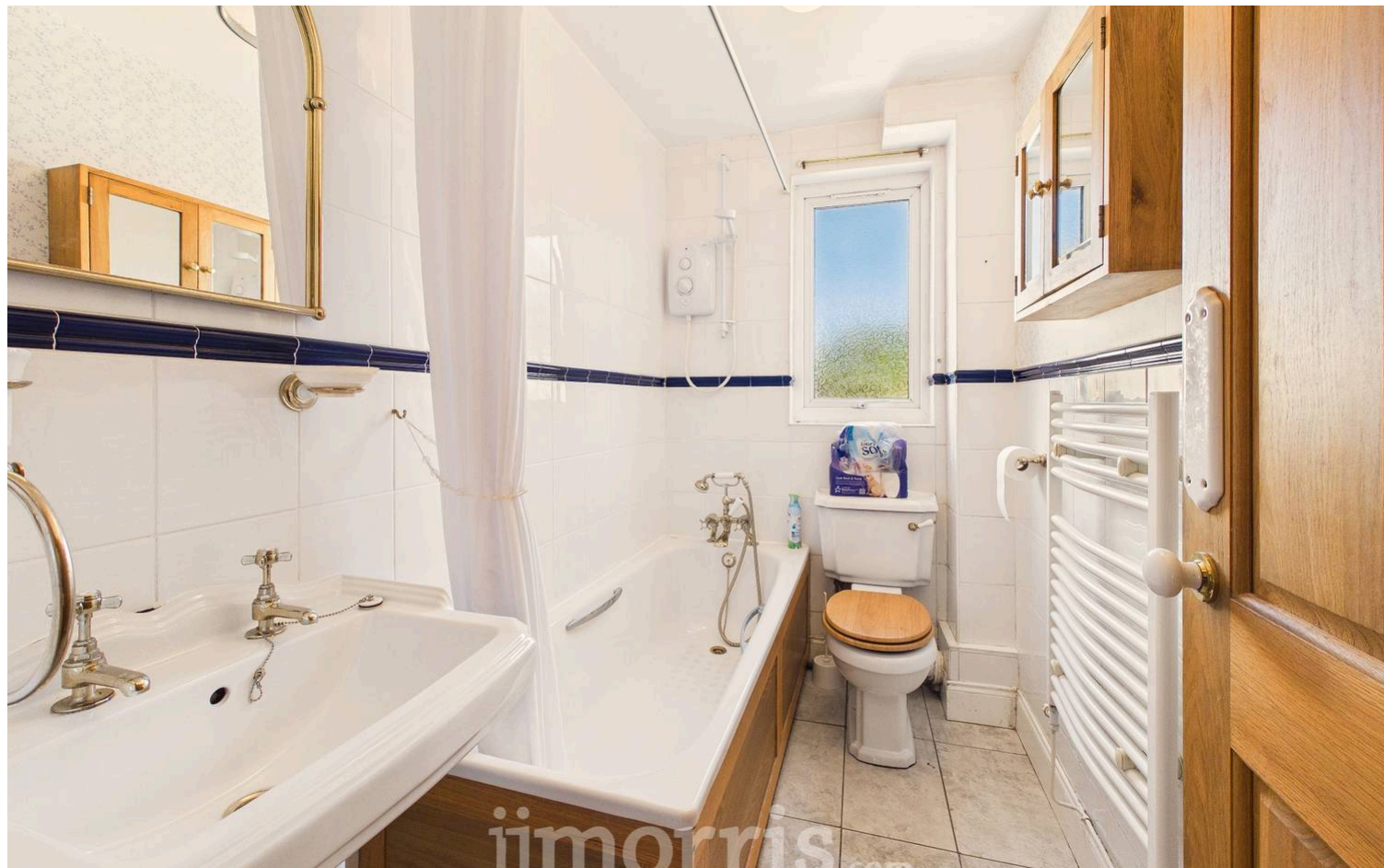
Utilities and Services

Heating Source: Oil central heating. Services: Electric:
Mains Water: Mains Drainage: Mains Tenure: Freehold and
available with vacant possession upon completion
OCCUPANCY RESTRICTIONS As a former Local Authority
property occupation is limited to parties residing in the
general locality, basically the former county of Dyfed.
Local Authority: Ceredigion County Council Council Tax:
Band B What3Words: ///fake.haven.blackmail

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, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 18mbps download, Superfast 20mbps upload and 80mbps 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 and indoor Three - Good outdoor O2 - Good outdoor and indoor Vodafone - Good outdoor, variable indoor 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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