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EST. 1989

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Local knowledge, National coverage

2 Bedroomed detached bungalow. Set in good sized grounds. Blaenporth Near Aberporth, Cardigan - West Wales.

Ravenscroft, Blaenporth, Cardigan, Ceredigion. SA43 2AS.

£215,000

Ref R/4785/ID

Deceptively spacious 2 bed bungalow Conveniently located on the A487**Popular village of Blaenporth near Cardigan**Generous plot**Only 3 miles to the Cardigan Bay coastline**Distant sea views to rear**Double glazing throughout**On a bus route**Single garage**

The accommodation provides - front entrance porch, entrance hallway, lounge/dining room, kitchen, 2 double bedrooms, bathroom.

The property is situated within the coastal village of Blaenporth, conveniently positioned alongside the A487 coast road. Blaenporth offers limited local amenities and relies on the nearby villages of Aberporth, Tanygroes for its village shop, post office, primary school, places of worship, local cafes bars and restaurants, The larger town of Cardigan is some 15 minutes drive to the south with its comprehensive range of retail facilities, primary and secondary schools and 6th form college, community Health Centre, Cinema and Theatre, traditional High Street offerings, industrial estates and large scale employment opportunities. The Cardigan bay coastline is some 10 minutes drive from the property with access to the All Wales coastal path.

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THE ACCOMMODATION

Entrance Porch

Accessed via front double glazed door, double-glazed windows to front, tiled flooring, frosted glazed door with screen opens into -

Entrance Hall

11' 5" x 4' 5" (3.48m x 1.35m) via glazed uPVC door, central heating radiator, wood laminate flooring, door into -

Lounge / Dining Room

24' 0" x 13' 0" (7.32m x 3.96m) A spacious room with double glazed window to front and rear, double glazed patio door to garden, central heating radiator, open fireplace with slate hearth, door into -

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m) with range of fitted gloss white base and wall cupboard units, Formica working surfaces above, electric cooker with extractor hood above, stainless steel single drainer sink unit, double-glazed external door and windows to rear, tiled floor, part tiled walls, access to loft space.

Passageway

Leading to bedrooms and bathroom.

Bedroom 1

12' 4" x 11' 7" (3.76m x 3.53m) Double glazed window to side, central hating radiator.

Bedroom 2

11' 8" x 11' 1" (3.56m x 3.38m) Double glazed window to side, central heating radiator.

Bathroom

9' 9" x 6' 4" (2.97m x 1.93m) 3 piece suite comprising of a paneled bath with mixer shower over, duel flush WC, corner shower cubicle with mains shower above, pedestal wash hand basin, tiled floor, part tiled walls, heated towel radiator, frosted double-glazed window to rear.

Boiler Room

Housing a Eurostar oil fired combination boiler servicing the domestic hot water and central heating system, double-glazed frosted window to rear.

EXTERNALLY

To the Front

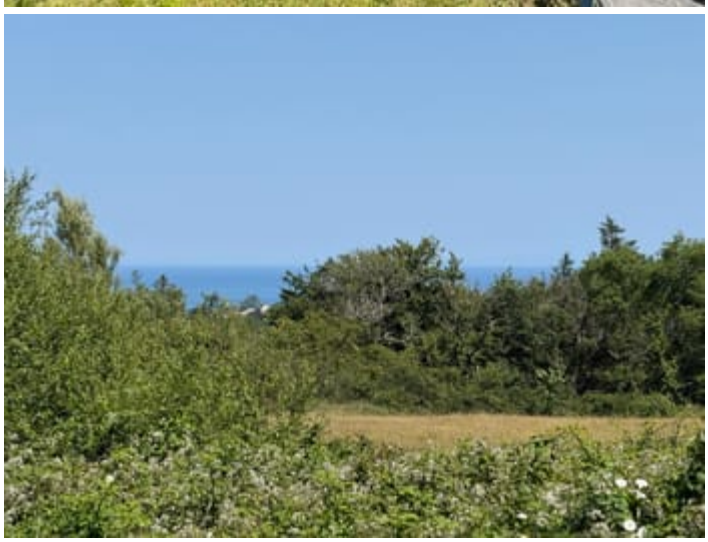
To the front of the property is a hard standing driveway providing ample off-road parking and leading to -

Garage

19' 8" x 10' 3" (5.99m x 3.12m) with power and lighting connected and recently installed electric roller doors.

The Garden Area

The garden area extends around the sides and rear which are mainly laid to lawn and provides a private area to enjoy, mature hedgerow boundaries, patio seating area and potential for distant sea views and country views.



MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving License and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised the property benefits from mains water,

electricity, private drainage to cess pit. Oil fired central heating.

Tenure - Freehold.

Council Tax Band - D (Ceredigion County Council).

Floor Plan

Boiler Room
Bathroom
Bedroom 2
Passageway
Kitchen
Bedroom 1
Lounge/Dining Room
Entrance Hall
Entrance Porch
Garage

MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (45)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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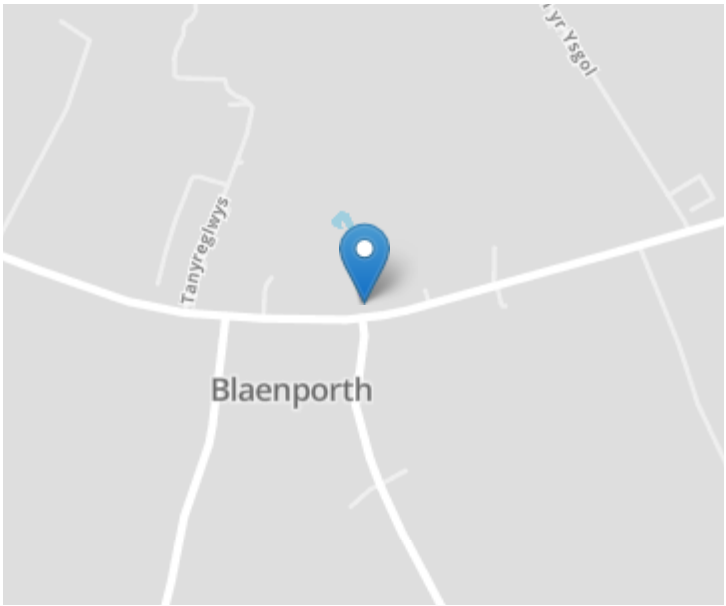

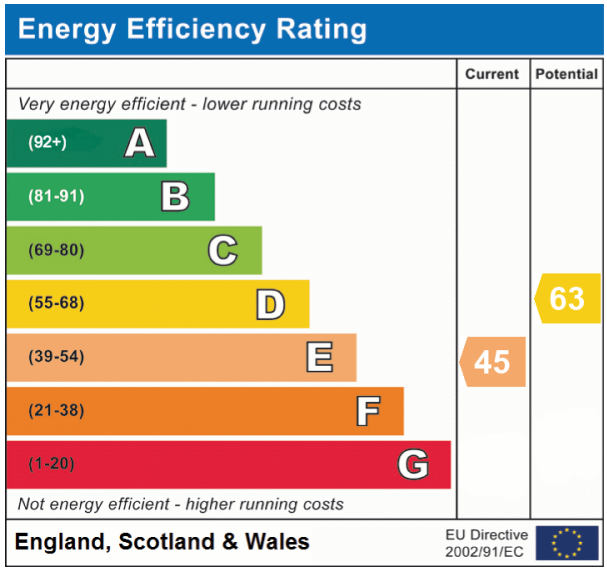

Directions

Travelling north from Cardigan on the A487 proceed through the villages of Penparc, Tremaen, Blaenannerch and Blaenporth. As you exit the village of Blaenporth the entrance to the former primary school is on your left hand side and the yard is located immediately in front of you along the A487.

For further information or to arrange a viewing on this property please contact :

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