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Coed y Bryn Lon Yr Ysgol, Blaenporth, Cardigan, SA43 2BB

Asking Price £315,000

A deceptively spacious 2 bedroom detached bungalow located in the convenient village of Blaenporth, offering refurbished accommodation, ready for immediate occupation. This property would be ideal for first time buyers or those looking for a retirement property.

The bungalow is set on a generous plot, featuring a tarmacked driveway that provides ample parking space, an integral garage with electric up-and-over door alongside an easy to maintain rear garden with distant sea views. Conveniently located approximately six miles from the county town and administrative centre of Cardigan, being located on a regular bus route, residents can easily access local amenities, beautiful beaches and delightful coastal walks.

Location



The property is attractively situated along a quiet roadway, yet being convenient to the A487, having a regular bus route and only some 6 miles north of the county town and administrative centre of Cardigan in south Ceredigion. The property is approximately one and a half miles inland from the popular coastal village of Aberporth, renowned for its sandy beaches.

Description



A modern bungalow residence, recently refurbished with new double glazed windows and kitchen with an upgraded central heating system, and attractive oak internal doors with the benefit of spacious, yet easy to maintain gardens and grounds. The property enjoys distant sea views over Cardigan Bay to the rear.

This property would be ideal for retirement purposes and affords more particularly the following:

Front uPVC entrance door

With side lights. Leading to:

Reception porch

Hallway

16'3 x 5'7 (4.95m x 1.70m)

With radiator and access to the loft.

Living room

17'3 x 12'8 (5.26m x 3.86m)



A large, light room with a feature brick fireplace and matching TV/video shelves to one side. There are also two radiators and large front window.

Kitchen diner

16'2 x 9'7 (4.93m x 2.92m)



With a range of modern, contemporary-style kitchen units at base and wall level with a single drainer sink unit having mixer tap, fitted double oven, ceramic hob with extractor hood over, pop-up socket arrangement, attractive flooring and French doors to the rear garden having distant sea views. Door to garage.



Garage

17'6 x 8'7 (5.33m x 2.62m)

With electric operated up and over door. Doors to utility room.

Utility room

9'9 x 8'4 (2.97m x 2.54m)



With a range of fitted units incorporating a single drainer sink unit, space for automatic washing machine and recently upgraded central heating boiler.

Front bedroom 1

12'1 x 9'6 (3.68m x 2.90m)



With front window.

Bedroom 2

12'8 x 12'2 (3.86m x 3.71m)



With radiator and rear window having distant sea views.

Shower room

7'1 x 6'6 (2.16m x 1.98m)



With corner shower cubicle, vanity unit with wash handbasin, toilet, tiled walls and floor.

Externally



A feature of this property is the spacious grounds having a large tarmacked driveway with ample parking, front easy to maintain grounds with heather beds. To the rear of the property is an extensive paved patio area and further grounds that have been developed with gravelled finishes for ease of maintenance yet providing a pleasing and attractive finish, from which there are distant sea views.

Directions

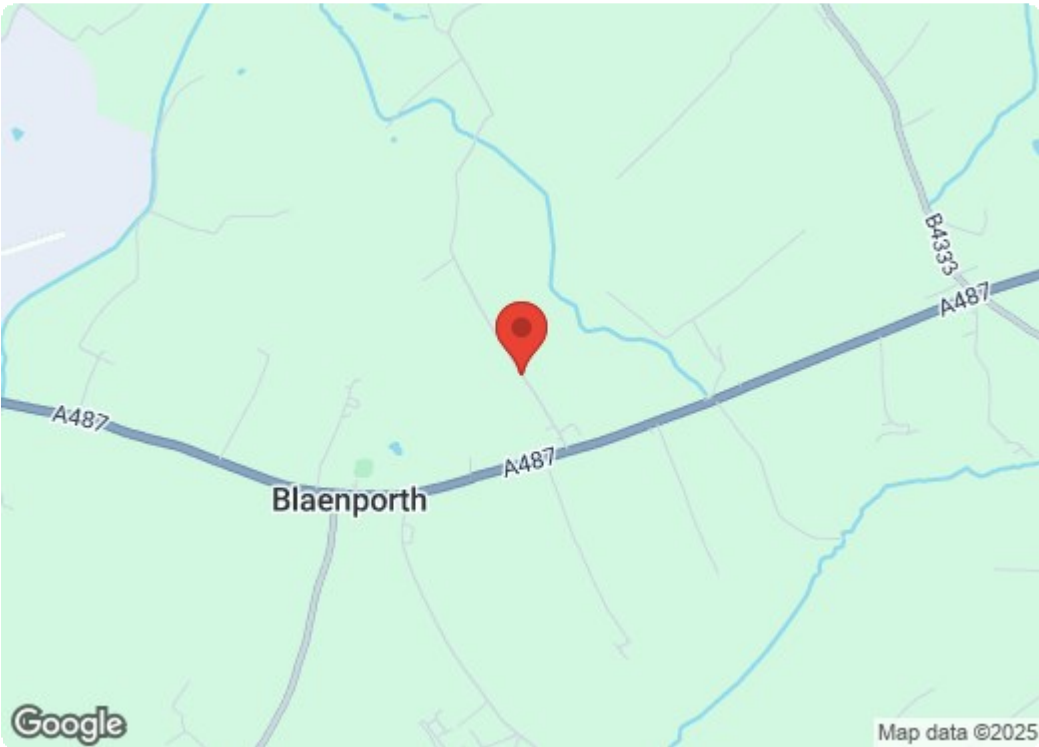
From Aberaeron continue south along the A487 roadway towards Cardigan. After passing through the village of Tanygroes, take a right hand turning by what is now a kitchen centre and continue along this lane until the property is identified on the right hand side by the agent's For Sale board.

Services

We understand that the property is connected to mains water, mains electricity, private drainage and oil-fired central heating.

Council Tax Band D

Council tax for the year 2025/2026 £2,296.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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