



93 Bryn Glas, Aberporth, SA43 2EE

£169,950

A good sized Two Bedroom Semi Detached Bungalow with the added benefit of a Wooden Cabin to the rear, which would suit a home-office, over flow accommodation, workshop or hobby room. Ideally situated in Aberporth, a short distance from the beach and other amenities.

The accommodation comprises: Entrance Hall, Living Room, Kitchen, Utility, Two Bedrooms and a Modern Wet Room. Externally, the property benefits from low maintenance gardens to the front and rear, useful storage shed and the wooden cabin.

NO ONWARD CHAIN

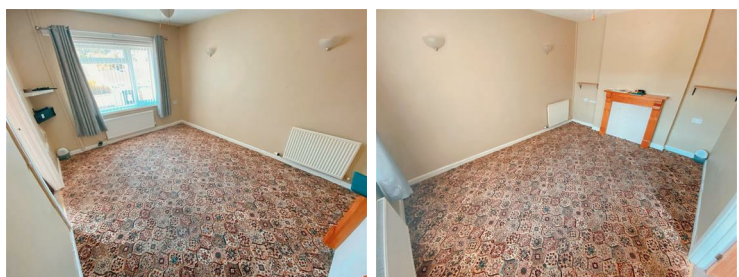
Upvc entrance door with glazed side panel.

Hall



Radiator, telephone point. airing cupboard with radiator and slatted shelving. Doors to:

Living Room 13'3" x 10'5" (4.04m x 3.18m)



2 radiators, Upvc double glazed window.

Bedroom One 13'3" x 9'5" (4.04m x 2.87m)



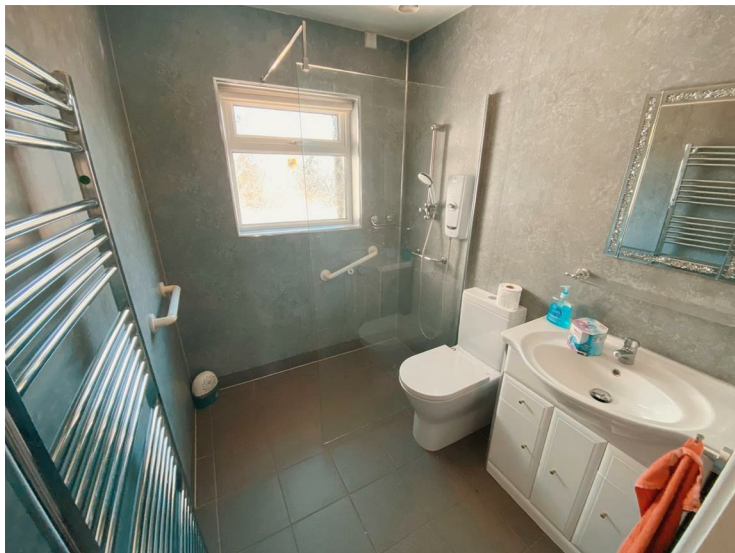
Upvc double glazed window, radiator.

Bedroom Two 10'6" x 9'4" (3.20m x 2.84m)



Upvc double glazed window, radiator.

Modern Wet Room



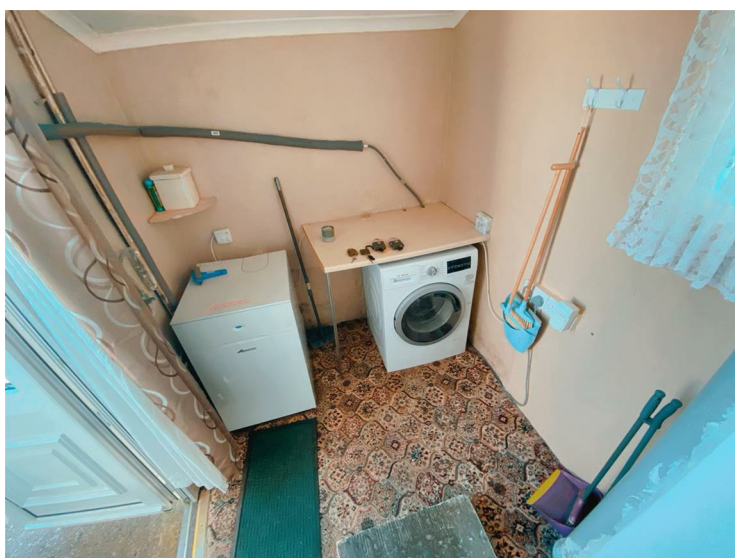
Paneled walls, low flush WC, vanity unit, heated towel rail, tiled floor, double glazed window, Mira electric shower, extractor fan.

Kitchen/Diner 10'5" x 10'1" (3.18m x 3.07m)



Having a range of wall and base units with worktop surfaces, single drainer stainless steel sink unit, radiator, tiled floor, Upvc double glazed window.

Utility Room 6'2" x 5'9" (1.88m x 1.75m)



Void and plumbing for washing machine, Worcester oil fired combi boiler, Upvc double glazed door to the rear garden.

OUTSIDE



Wooden Cabin 15'7" x 12'3" (4.75m x 3.73m)



2 Upvc double glazed windows, Upvc French doors. power and light connected with phone line extension

Shed 11'10" x 7'11" (3.61m x 2.41m)

Plastic-clad timber shed.

Services, etc.

Services - Mains water, electricity and drainage. Oil fired central heating.

Local Authority - Ceredigion County Council

Property Classification - Band B

Tenure - Freehold and available with vacant possession upon completion.

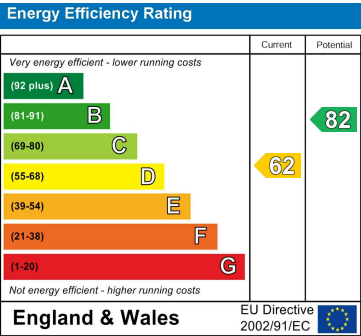
Floor Plan

Area Map



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Energy Efficiency Graph



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