



Anwylfan  
Aberporth  
Cardigan  
Ceredigion  
SA43 2EL

Offers in Excess of £234,000

bettermove

# Anwylfan Cardigan

Bettermove are proud to present this impressive 2 bedroom Semi-Detached Bungalow in the sought after area of Aberporth.

The property benefits from double glazing, oil fired central heating throughout and has off street parking available via the driveway. The council tax band is B.

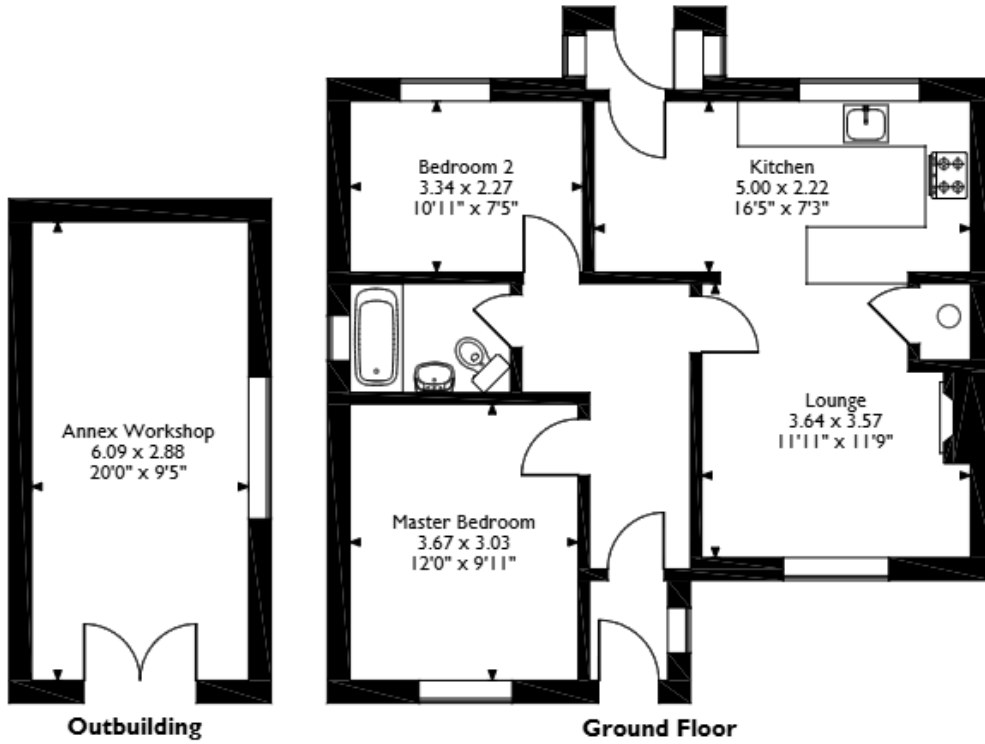
The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts an outbuilding with power and the private rear garden, perfect for enjoying the summer months.

Located in the popular seaside village of Aberporth, the property is close to a range of amenities, including shops, restaurants and pubs. Excellent transport connections can be found from the A487 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Anwylfan, Aberporth, Cardigan,  
 Approximate Gross Internal Area  
 Main House = 58 Sq M/624 Sq Ft  
 Outbuilding = 18 Sq M/194 Sq Ft  
 Total = 76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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