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A most attractive 2 bedroom detached bungalow located in a popular village of Penparc, near Cardigan.









Llysnewydd, Penparc, Cardigan, Ceredigion. SA43 1RE.

£289,000

Ref R/5317/ID

Delightful 2 bed detached bungalow Located in the popular village of Penparc**On the edge of Cardigan**Within a 5 minute drive to the popular Cardigan Bay coastline at Mwnt**Attractive rear garden with porcelain tiled patios**Ample private parking for several cars**Single garage**Recently renovated to a high standard**New kitchen and bathroom suites**Double glazing throughout and oil fired central heating**MUST BE VIEWED TO BE APPRECIATED**

The property comprises of entrance hall, front lounge, kitchen/dining room, sun room, 2 double bedrooms and bathroom.

The property is situated in the popular village of Penparc being conveniently positioned alongside the A487, 2 miles north of Cardigan. The village of Penparc offers a good level of local amenities and services including 2 village shops, post office, petrol stations, places of worship, primary school and good public transport connectivity. The estuary and market town of Cardigan is a 5 minute drive from the property with its wider range of amenities and services including secondary school, 6th form college, theatre/cinema, community hospital, traditional high street offerings, supermarkets, retail parks, industrial estate and employment opportunities as well as excellent leisure facilities and access to Poppit Sands and Gwbert estuary. The Pembrokeshire coast national park is some 10 minutes drive from the property.

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THE ACCOMMODATION

Hallway



Frosted double glazed hardwood door with side panels, engineered oak flooring with carpet well, central heating radiator, storage cupboard. Access to -

Loft

Having conversion potential to extra space/bedroom (subject to consent).

Living Room

16' 0" x 12' 11" (4.88m x 3.94m) with engineered oak flooring, front facing double glazed window, radiator, log burner on slate hearth.











Kitchen/Dining Room

23' 2" x 9' 0" (7.06m x 2.74m) comprising of shaker style base and wall cupboard units with complimentary working surfaces above, engineered oak flooring, base units, 'stoves' oven and gas hob, wine fridge, extractor fan, part tiled walls, integrated dishwasher and plumbing for white goods, 1½ drainer sink with mixer tap, vertical radiator. Inner wall storage/space for fridge, spot lights, pantry with shelving.















Sun Room





10' 8" x 4' 7" (3.25m x 1.40m) with engineered oak flooring, 2 radiators, window, rear access door.

Bedroom 1





12' 5" x 11' 4" (3.78m x 3.45m) with engineered oak flooring,, radiator, front window.

Bathroom







12' 5" x 5' 6" (3.78m x 1.68m) With tiled flooring and part tiled walls. Inner wall storage shelving. Corner shower with splash back, w.c radiator, pedestal wash hand basin, wall lighting and spots. Panel bath, side facing frosted double glazed window.

Bedroom 2





12' 5" x 11' 1" (3.78m x 3.38m) With engineered oak flooring, radiator, rear facing double glazed window.

EXTERNALLY

To the Front

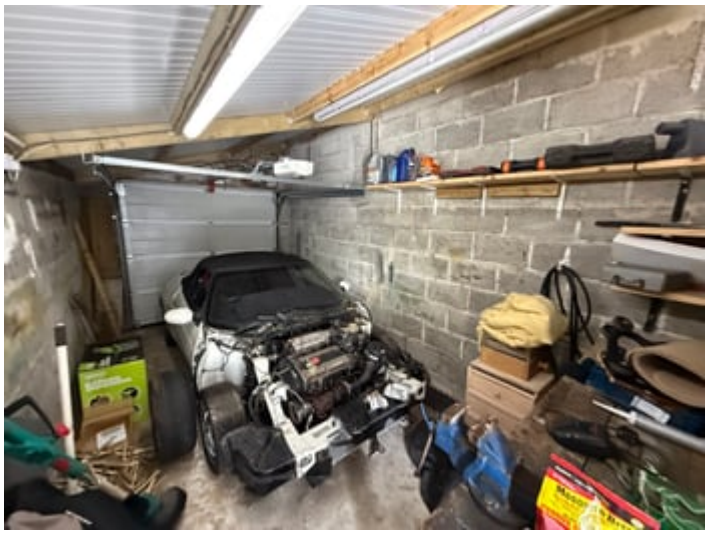




The property has a large hard standing driveway with ample off road parking for several vehicles. Access to both side leads to the rear.

Garage





23' 6" x 9' 3" (7.16m x 2.82m) with front garage door, electric and power connected.

To the Rear















The property enjoys an attractive, enclosed garden which boasts raised beds, a lawned area, established shrubbery and a porcelain marble tiled patio perfect for alfresco dining, along with a useful Storage/Summer Shed.

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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

VIEWING: 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 that the property benefits from mains water, electricity and drainage. Oil fired central heating system

Council Tax Band D (Ceredigion County Council).

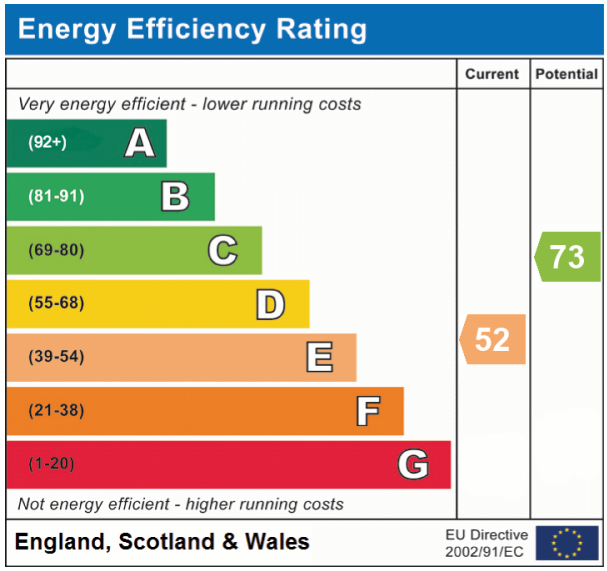
Tenure - Freehold.

MATERIAL INFORMATION

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

EPC Rating: E (52)
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





Directions

Travelling from Cardigan head north on the A487 towards Aberaearon, travelling into Penparc, bearing left onto Feidr Tywod carry on towards the end of the village, passing Ffordd Y Blodau cul de sac on your left hand side, continue for approximately 100 metres and the property will be on the right hand side as identified by the agents for sale board.

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

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