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**RICS**



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*Deceptively spacious yet cosy 4 bed detached dwelling with feature garden. Penparc, Near Cardigan - West Wales.*



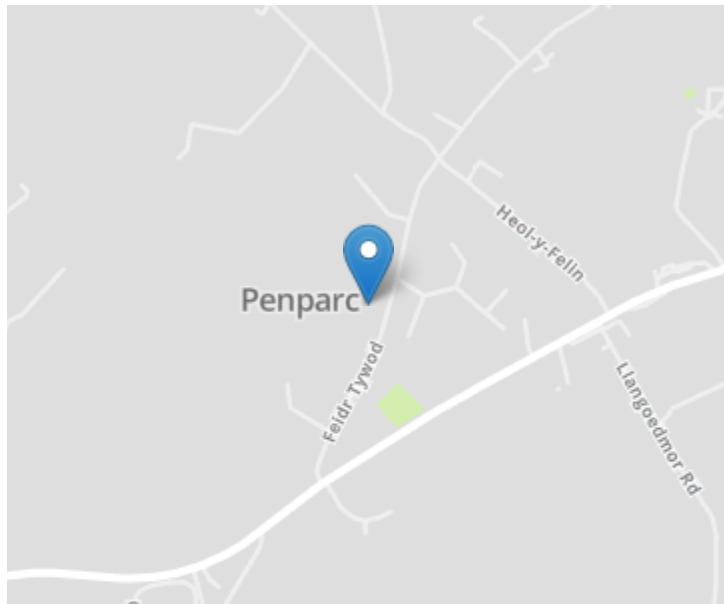
**Brynteg, Penparc, Cardigan, Ceredigion. SA43 1RE.**

**Ref R/4022/RD**

**£359,000**

**\*\*A deceptively spacious detached dwelling\*\*'Cosy' Accommodation\*\*Feature extending south facing rear garden\*\*Useful outbuildings\*\*Well manicured and presented garden space\*\*Private off road parking\*\*Good standard of living accommodation being refurbished in places\*\*Tastefully decorated and well presented throughout\*\*Convenient to the village facilities and bus stop\*\*5 minutes drive to Cardigan and the Cardigan Bay coastline\*\*Close to Gwbert and Mwnnt\*\*A wonderful offering to the market place and must be viewed to be appreciated\*\***

The property is situated within the village of Penparc, positioned along the A487 trunk road. The village offers a good level of local amenities and services including primary school, 2 petrol stations and village shops, good public transport connectivity and local playing fields. The nearby town of Cardigan is the second largest town in Ceredigion offering secondary schools and 6th form college, excellent leisure facilities, traditional High Street offerings, local cafes, bars, restaurants, retail parks, supermarkets, industrial estate and good employment opportunities. The Pembrokeshire coast national park is less than 15 minutes drive from the property.



## GENERAL

An exceptionally well presented family home providing 4 bedroomed accommodation across two floors with 2 bathrooms included.

The property sits within a large plot with extending rear garden enjoying a south facing aspect being extremely manicured providing pockets of interest and seating areas with 2 fish ponds, raised vegetable beds, summer house and glass house, as well as useful storage buildings.

The property provides off road parking facility and is in good walking distance to local amenities.

All in all a great offering to the market place.

The Accommodation provides -

## GROUND FLOOR

### Front Porch

upvc glass paneled door with side glass panel, tiled flooring, part tongue and groove paneling to walls, upvc glass door into -



### Lounge

13' 6" x 24' 8" (4.11m x 7.52m) being an open plan living and dining area with multi fuel burner on slate hearth with oak mantle over, windows to front, 2 x radiators, space for dining table, tv point, open staircase to first floor, painted beams to ceiling connecting door into -





### Kitchen

13' 6" x 13' 5" (4.11m x 4.09m) with high quality Oak base and wall units with granite work surfaces, Belling double oven and grill, electric hobs with extractor over, 1½ stainless steel sink and drainer with mixer tap, plumbing for washing machine and potential for dishwasher, space for free standing fridge freezer, breakfast bar and kitchen island with seating and good level of cupboard space, slate flooring. Door into -





### Side Porch

With external glass upvc door to front, slate flooring.



### Shower Room

9' 7" x 5' 2" (2.92m x 1.57m) fully refurbished and new shower room with w.c. single wash hand basin and vanity unit, heated towel rail, 5' walk in shower with side glass panel and waterfall head over, tiled walls and flooring, spot lights to ceiling.



### Bedroom 1/Snug

12' 5" x 10' 2" (3.78m x 3.10m) a double bedroom, dual aspect windows and patio door to garden area, radiator, slate flooring.





### Side Store Room (Potential En Suite)

4' 3" x 5' 9" (1.30m x 1.75m) housing a Worcester combi boiler, tiled flooring, plumbing and drainage. We are advised this benefits from plumbing and drainage for a potential toilet and shower. Rear window to garden, multiple sockets.

## FIRST FLOOR

### Landing

With airing cupboard and windows to side allowing excellent natural light, spot lights to ceiling.



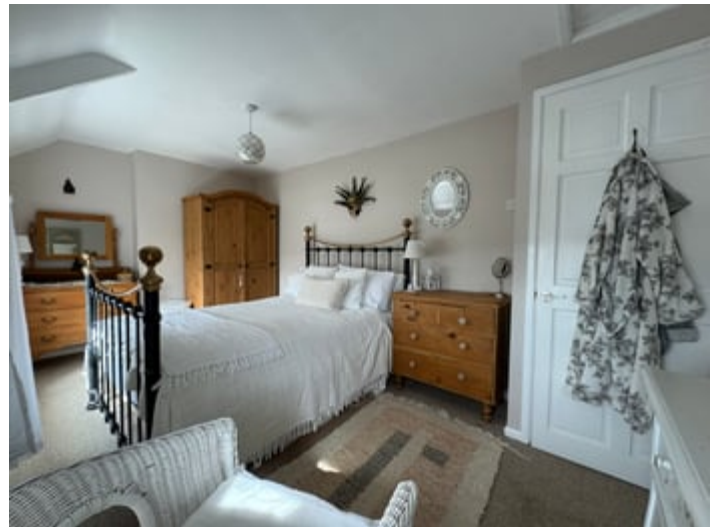
### Bedroom 2

10' 4" x 10' 0" (3.15m x 3.05m) this bedroom is currently utilised as a study, window to front, radiator, multiple sockets.



### Bedroom 3

8' 3" x 15' 6" (2.51m x 4.72m) a large double bedroom with 2 windows to front, multiple sockets, radiator.



### Bedroom 4

10' 6" x 16' 3" (3.20m x 4.95m) a double bedroom, 2 windows to front, range of high quality fitted wardrobes, multiple sockets, radiator.



### Bathroom

With a white suite including feature slipper bath, w.c. single wash hand basin, heated towel rail, fully tiled walls, timber flooring, rear window, spot lights to ceiling.



### EXTERNALLY

#### To the Front

The property is approached from the adjoining county road into a gravelled forecourt area with side raised flower beds, space for 3 vehicles to park. Connecting footpath to -



#### Rear Garden

A rear garden area with lower patio area, also accessible from bedroom 1 providing a wonderful south facing seating area and steps leading up to a middle patio area with feature fish

pond and stone raised flower beds.

Continuing steps through a timber Archway (with side ramp also) onto a raised area laid to lawn with pockets of interest including seating areas, raised flower beds, mature planting to borders and continuing lawn through to -





### Glasshouse

8' 0" x 8' 0" (2.44m x 2.44m) of aluminium frame being a high quality glass house.

### Summer House

12' 0" x 12' 0" (3.66m x 3.66m) of timber frame construction under felted tiled roof. Windows and door to front. Accessed steps and front verandah. Internally with tongue and groove paneling to walls, electric connection.



### Garden Shed





12' 0" x 8' 0" (3.66m x 2.44m) of timber construction with side door and windows to front.

### **Storage outbuilding**

21' 4" x 10' 6" (6.50m x 3.20m) of timber frame construction with box profile cladding to walls and roof, providing an excellent useful storage space.

### **TENURE**

The property is of Freehold Tenure.

### **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.

### **Services**

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Council tax band - D.

### **Directions**

Travelling north from Cardigan on the A487, after some 1 mile you will enter the village of Penparc, bear left onto Feidr Tywod. Continue along this road for approximately 500 yards passing the first entrance to a small cul de sac on your left and continue along the road for approximately 50 yards and the property is located on the left hand side.