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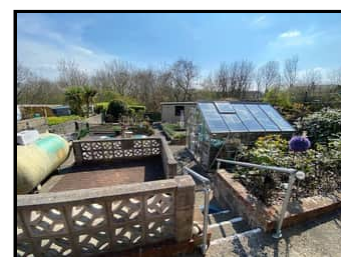


RICS



Since 1989

Delightful Semi-Detached House with Garage. Pleasantly maintained Garden. Coastal village community. 10 minutes walk seafront at Aberporth. West Wales.



Pennar Road 4, Parcllyn, Parcllyn, Aberporth, Ceredigion. SA43 2DG.

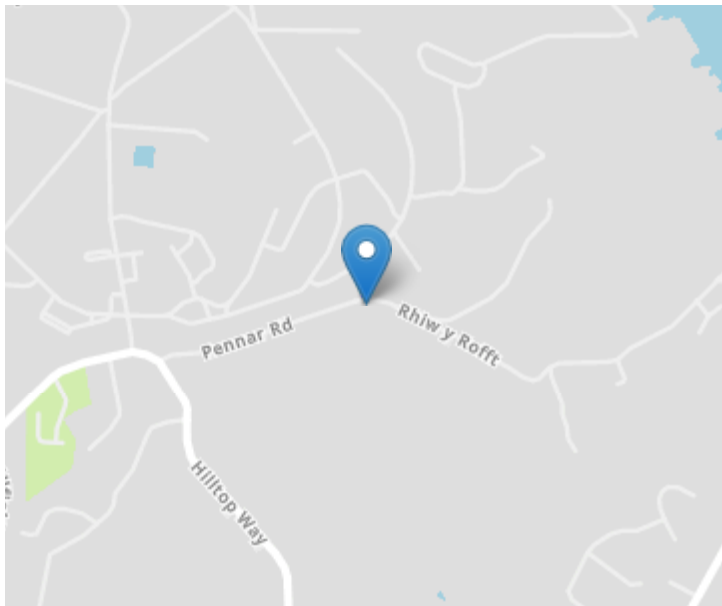
R/3216/DD

£199,950

**** A very attractive, nicely presented and maintained 2 Bedroom Semi-Detached House ** Adjacent Garage (ideal to convert and enlarge the current accommodation - stc) ** Forecourt parking ** Very pleasant rear Garden and sitting areas with a glimpse of the sea in the distance ** Sought after locality ** Only a few minutes walk down to the seafront at Aberporth ****

The accommodation benefits full double glazing and LPG gas fired central heating and offers - Front Porch, Entrance Hall, Living Room, 'L' shaped Kitchen, Utility Room, attached Garage. First Floor provides 2 x double Bedrooms, Shower Room and WC.

Parcllyn lies on the outskirts of the popular coastal village of Aberporth with its lovely sandy beaches and an excellent range of local amenities including shops, eating houses, pub, primary school and is on a bus route. A 10 minutes drive from the county town of Cardigan on the Teifi Estuary which offers a comprehensive range of shopping and schooling facilities including national supermarkets, secondary education college, community hospital etc. The property also lies within reach of several picturesque and popular sandy beaches and coves along this favoured West Wales heritage coastline.



Front Living Room/Dining Room

General

The property is built of traditional facing brick construction under a tiled roof. A later extension to the side and rear incorporates a Garage and Utility Room, but this area could easily be adapted to enlarge the current living accommodation - stc. A well maintained property providing comfortable accommodation viz:

Front Porch

In uPVC double glazing with tiled floor, glazed inner door leads to:

Entrance Hall

With central heating radiator, understairs storage cupboard.



21' 2" x 11' 0" (6.45m x 3.35m) with front aspect window with vertical blinds, stone feature fireplace housing an LPG gas Real Flame fire, matching TV shelf at side, central heating radiator, 6' patio door leads through to:

Kitchen

15' 8" x 6' 1" (4.78m x 1.85m) + 12'3" x 4'7" 'L' shaped with tiled floor, a fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer 1½ bowl sink unit with mixer taps, Belling ceramic hob unit with



cooker hood, Indesit eye level double oven, dishwasher, part tiled walls, double panel radiator, 2 x rear aspect windows with vertical blinds and door to Garden.



Utility Room

9' 5" x 8' 8" (2.87m x 2.64m) with a tiled floor, fitted range of base and wall cupboard units with Formica working surfaces, appliance space and plumbing for automatic washing machine, side and rear aspect windows with vertical blinds. Door to:





Attached Garage

17' 2" x 9' 7" (5.23m x 2.92m) with automatic up and over door and houses a Worcester LPG gas fired wall mounted central heating boiler.

First Floor

Approached via staircase from the Entrance Hall provides:

Rear Double Bedroom 1

12' 6" x 9' 8" (3.81m x 2.95m) with rear aspect window and vertical blinds, built in wardrobes, central heating radiator.



Front Double Bedroom 2

14' 0" x 8' 5" (4.27m x 2.57m) with central heating radiator, front aspect window with vertical blinds.



Shower Room

7' 7" x 5' 8" (2.31m x 1.73m) with tiled floor and tiled walls, walk in shower with PVC lined walls, vanity unit with inset wash hand basin, mirror and light over, low level flush toilet, heated towel rail, rear opaque window.



Externally



Walled forecourt with tarmac driveway and parking for 2 vehicles, gravelled front shrubbery with ornamental bushes. Side pathway leads to a very pleasant rear Garden, nicely landscaped for ease of maintenance providing various paved patio and brick paved patios and sitting out areas, various flower beds and rose beds etc. Aluminium Greenhouse and

useful Garden shed. From the raised patio there is a view over neighbouring gardens with a glimpse of the sea in the distance.





Services

Mains electricity, water and drainage. LPG gas fired central heating. Telephone subject to BT transfer regulations.

Directions

For ease of directions proceed north east out of Cardigan on the A487 Aberystwyth road. Follow the course of the road through the village of Penparc and the next hamlet of Tremain until you get to a roundabout. Take the 1st exit towards Aberporth. At next roundabout again take the 1st exit then after ¼ of a mile bear right keeping on the B4333 Aberporth Road. Again follow the course of the road passing the entrance to the Penrallt Hotel on the right hand side and then take the next left hand turning onto a 'c' class road leading to Parclyn. Go past the car repair garage on the right hand side. Proceed to Parclyn, when you get to the centre of the village turn right back down towards the seafront and 100 yards or so down this road you will see this property on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 