

Regulated by:



Since 1989

Highly desirable recently refurbished detached 4/5 bed residence. Garage and Garden. Close to Cardigan town centre. West Wales.



Glynhaf, Brynhafod, Cardigan, Ceredigion. SA43 1NS.

Ref R/2660/DD

£285,000

****A most appealing detached property**Recently totally refurbished**4/5 Bed light and airy contemporary style accommodation**New High Spec Kitchen**New Bathroom**Full Central Heating**Attached Garage**Easily Maintained Grounds**Sought after residential locality**Easy Walk to Town Centre and a comprehensive range of shopping and schooling facilities**10 minutes drive to Gwbert on the Teifi Estuary and an easy reach of the sea****

The accommodation provides - Ent Hall, Lounge, Kitchen/Breakfast Room/Family Room; Dining Room, Inner Hallway, Ground Floor Shower Room, Study/5th Bedroom, Utility Room. First Floor - 4 Good Sized Bedrooms, Family Bathroom and w.c.

Conveniently positioned in a select cul de sac within the town of Cardigan. Easy walk to an array of town centres shops, banks, post office, 2 major supermarkets, junior and secondary schools, further education college, health and leisure centre, sports facilities etc. The Cardigan Bay coast with its several popular sandy beaches are all within a close proximity.

GROUND FLOOR

Front Entrance

With a new half glazed composite entrance door with glazed side panel leads to -

Entrance Hall



With wood effect laminate flooring, central heating radiator. Glazed double doors through to -

Inner Hallway

Front Lounge



19' 4" x 12' 11" (5.89m x 3.94m) a light south facing room with large front aspect windows.

Inter Connecting Kitchen/Breakfast Room/Family Room



19' 2" x 10' 8" (5.84m x 3.25m) with wood effect laminate flooring, a brand new up to date modern range of contemporary style units have been installed which provides a range of base cupboards and pan drawers with Formica working surfaces, matching fitted wall cupboards inset 1½ bowl sink unit with mixer taps, new ceramic hob unit with stainless steel cooker hood over, also new Zanussi eye level double oven, tiled splash backs, under unit lighting, larder/understairs cupboard, central heating radiator. Side aspect window overlooking garden.

Inter Connecting Dining Room



10' 3" x 9' 10" (3.12m x 3.00m) with wood effect flooring, central heating radiator. Side window and rear patio door to garden.

Inner Hallway

With wood effect flooring, access to garage.

Ground Floor Shower Room



7' 0" x 6' 1" (2.13m x 1.85m) with pvc lined walls. A new suite provides a shower cubicle, low level flush toilet, pedestal wash hand basin, heated towel rail, upvc window to rear.

Home Office/Bedroom 5



9' 10" x 8' 9" (3.00m x 2.67m) with central heating radiator, wood effect flooring, rear aspect window.

Utility Cupboard

5' 11" x 3' 0" (1.80m x 0.91m) side aspect window, plumbing for automatic washing machine.

FIRST FLOOR

Central Landing

Approached via staircase from the Entrance Hall. With loft access. Side window, built in airing cupboard with central heating radiator.

Front Bedroom 1



11' 1" x 9' 8" (3.38m x 2.95m) with large front aspect window enjoying views over roof tops to open countryside, central heating radiator.

Rear Bedroom 2



11' 0" x 10' 2" (3.35m x 3.10m) with central heating radiator. Side aspect window.

Front Bedroom 3



13' 0" x 7' 11" (3.96m x 2.41m) with front and side aspect windows.

Rear Bedroom 4



10' 11" x 7' 11" (3.33m x 2.41m) with central heating radiator and side window.

Family Bathroom



7' 5" x 6' 8" (2.26m x 2.03m) with fully tiled walls and tiled floor. A new white suite provides a panelled bath with shower fitting and shower screen, low level flush toilet, vanity unit with inset wash hand basin and mixer taps, heated towel rail.

EXTERNALLY

To the Front

Tarmacadamed driveway and parking leads to -

An Attached Garage



18' 8" x 9' 2" (5.69m x 2.79m) with new up and over door, power and light, water tap, wall mounted Baxi mains gas central heating boiler.



Lawned forecourt area with shrubs and flower borders and mature hedging to give privacy.

Further lawned area at side again bounded by mature hedging.



To the Rear



A further grassed area with bushes and shrubs.

Services

Mains Electricity, Water, Drainage and Gas. Full Gas Central Heating. Council Tax Band E.

Directions

Travelling South West from Aberaeron towards Cardigan on the A487 main coast road. As you reach Cardigan turn right off the dual carriageway onto the B4548 Aberystwyth road. You will pass the entrance to Tesco supermarket on the left hand side then Davies Motors car sales garage on the left. Take the next left hand turning into Feidr Henffordd, then 1st right into Maes Henffordd then at the end of this road turn left into Brynhafod. You will see the property some 50 yards down this road on the left hand side identified by the Agents for sale board.

