

*Modern 3/4 bedroom bungalow. Set within large plot. Near Aberporth. Cardigan Bay. West Wales.*



**O'r Diwedd, Hillfield Road, Parcllyn, Cardigan, Ceredigion. SA43 2DH.**

**£345,000**

**R/4455/RD**

**\*\* Modern 3/4 bed bungalow \*\* Set within a large plot \*\* Recently constructed and finished with high quality fixtures and fittings \*\* Ample off-road parking \*\* Elevated plot enjoying distant sea views \*\* Large private rear garden \*\* Highly energy efficient with low running costs \*\* Walking distance to village amenities and beach \*\* 15 minutes drive to Cardigan \*\* Close walking distance to All Wales Coastal Path \*\***

**\*\*A COMFORTABLE FAMILY BUNGALOW THAT MUST BE VIEWED TO BE APPRECIATED \*\***

The property is situated within the village of Parcllyn being on the fringes of the coastal sandy cove of Aberporth. Nearby Aberporth offers a good level of local amenities and services including primary school, 2 modern village halls, local cafes, shops, restaurants, sandy beaches, excellent public transport connectivity. The property lies some 15 minutes drive north of Cardigan along the A487 with its comprehensive schools, 6th form college, theatre and cinema, community hospital, traditional high street offerings, retail parks, supermarkets, industrial estates and employment opportunities. The Pembrokeshire Coast National Park is within 20 minutes drive of the property.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## THE ACCOMMODATION

### Covered Entrance Porch

Providing access into:

### Hallway



6' 1" x 5' 4" (1.85m x 1.63m) accessed via glass panel uPVC door with side glass panel, radiator, tiled flooring, electric socket, door into inner hallway and connecting door into:

### Kitchen





12' 8" x 11' 4" (3.86m x 3.45m) with a range of off-white base and wall units, fitted oven and grill, electric hobs with extractor over, speckled laminate worktop, front window, stainless steel sink and drainer with mixer tap, tiled splashback, fitted dishwasher, tiled flooring, fitted washing machine, breakfast bar with seating space, radiator, glass door into:

### Dining Room

10' 3" x 12' 1" (3.12m x 3.68m) space for 6+ persons table, side window, multiple sockets, laminate flooring, spotlights to ceiling.



### Inner Hallway

With 2 x separate fitted cupboards, wood effect flooring, radiator.



### Lounge

17' 8" x 13' 8" (5.38m x 4.17m) a spacious family living room with sliding patio doors to garden and rear patio area, spotlights to ceiling, TV point, multiple sockets.



### Bathroom

6' 6" x 10' 0" (1.98m x 3.05m) a white bathroom suite including panelled bath with shower over, combined WC and single wash hand basin vanity unit, heated towel rail, tiled flooring, rear window.

### Front Bedroom 1



10' 3" x 9' 6" (3.12m x 2.90m) double bedroom, window to front, fitted wardrobes, multiple sockets, laminate flooring.

### Front Bedroom 2

10' 10" x 10' 4" (3.30m x 3.15m) double bedroom, window to front, multiple sockets, radiator, fitted cupboards.



### Rear Bedroom 3



10' 1" x 10' 4" (3.07m x 3.15m) double bedroom, fitted cupboards, rear window to garden, wood effect flooring, multiple sockets, radiator, connecting door into:

### En-Suite

With corner 1200mm enclosed shower, combined single wash hand basin and WC vanity unit, rear window, tiled flooring, heated towel rail.



### EXTERNAL



## To Front



The property is approached from the adjoining county road into an elevated tarmacadam forecourt with space for 3+ vehicles to park. Tarmac and concrete footpaths leading through to:

## To Rear

An extended tarmac patio area running along the entire length of the property connecting to a raised garden area predominantly laid to lawn with 6' boundary fencing.



## MONEY LAUNDERING REGULATIONS

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.

Tenure - Freehold.

Council Tax - tbc.

## MATERIAL INFORMATION

---

**Council Tax:** Band E

N/A

**Parking Types:** Off Street.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

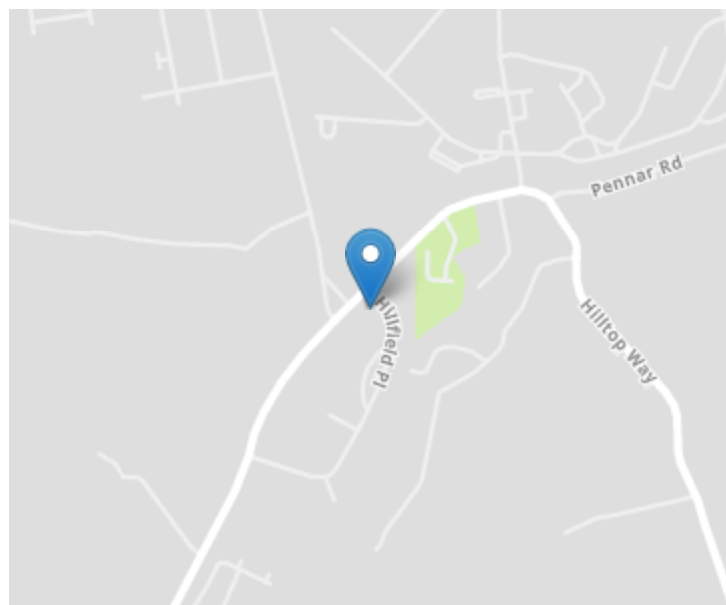
**Any risk of coastal erosion?** No

**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 north-east from the town of Cardigan along the A487 coast road proceed through Penparc to the next hamlet of Tremain and carry straight on until you reach the roundabout taking the first exit signposted Aberporth.. Take the first exit again at the next roundabout and after 300 yards bear left towards Parclyn at the fork in the junction. Follow this road for some 1½ miles around the bend and into Parclyn and as you enter the village you will pass the entrance to Trenchard Estate on the right hand side. Continue past this entrance and the property is the third new bungalow on the right hand side.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS®**