

*Attention 1st time buyers! Attention Investors! Comfortable 3 bedroom detached bungalow set within popular coastal village near Cardigan. West Wales.*



1 Dolwerdd Estate, Penparc, Cardigan, Ceredigion. SA43 1RF.

£199,000

R/4155/RD

**\*\* Attention 1st time buyers \*\* Modern 3 bedroom bungalow set within spacious plot \*\* Private garage \*\* Off-road parking \*\* In need of modernisation in places \*\* Ideal 1st time buyer opportunity \*\* Walking distance to village amenities \*\* Ideal for those looking to downsize \*\* AN OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the popular coastal village of Penparc offering 2 petrol stations, village shops, public transport and primary school. The nearby estuary town of Cardigan offers a wealth of local amenities including secondary school, 6th form college, community hospital, cinema and theatre, traditional High Street offerings, retail park, supermarkets and industrial estate.



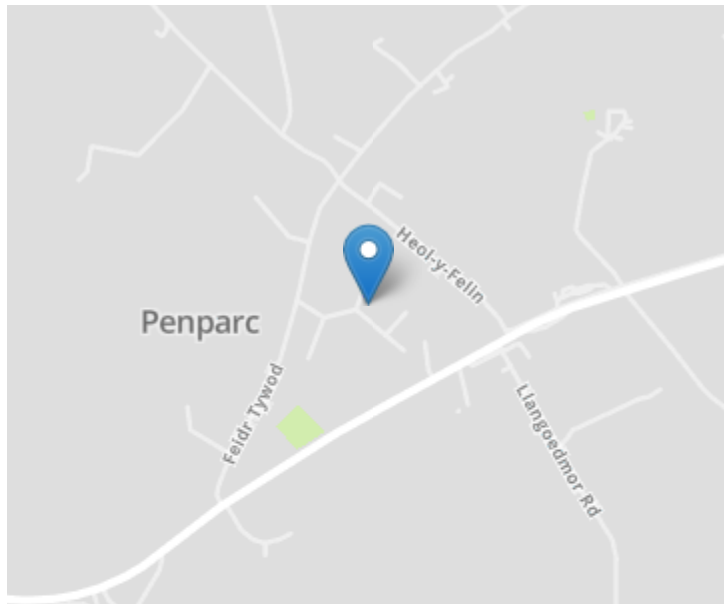
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## ACCOMMODATION

### Entrance Hallway

Being 'L' shaped and accessed via uPVC glass panel door, airing cupboard, access to loft, BT point.



### Lounge

17' 2" x 10' 6" (5.23m x 3.20m) a good size family living room with dual aspect window to front and side, multiple sockets, TV point, hatch to kitchen.





## Kitchen

11' 2" x 11' 2" (3.40m x 3.40m) oak effect base and wall units, Formica worktop, sink and drainer with mixer tap, electric cooker point, external door and dual aspect window to rear garden and side, tiled flooring, space for free standing fridge/freezer, serving hatch to lounge.



## Bedroom 1

10' 9" x 10' 0" (3.28m x 3.05m) double bedroom, window to front, multiple sockets.



## Bedroom 2

11' 2" x 10' 0" (3.40m x 3.05m) currently housing twin single beds, window to front, multiple sockets.







### Bathroom

Panel bath with shower over, single wash hand basin, WC, shaver point, heated towel rail.



### Bedroom 3

8' 2" x 7' 9" (2.49m x 2.36m) with window to side, multiple sockets.



### EXTERNALLY

#### To Front

The property is approached via the adopted estate road into a tarmacadam private parking area with space for 2 vehicles to park and providing access to:



#### Single Garage

With up and over door.

## Garden

The property enjoys lawned front garden with mature trees and planting to borders.



## To Rear

Enclosed rear patio area with no overlooking, accessed also from the kitchen area.



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

The property benefits from mains water, electricity and drainage. Superfast broadband available.

Tenure - Freehold.

Council Tax Band - D.


## MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the



### Directions

Travelling north from Cardigan on the A487 head into the village of Penparc taking the 1st left hand exit onto Feidr Tywod. Continue along this road for approximately 1/2 mile and the access to Dolwerdd Estate is on your right hand side and the property is the 1st property on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

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