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**RICS**



Since 1989

*Substantial 3 Bed Character Residence. The perfect modern family home. Located in the popular village on Penparc, Nr. Cardigan*



**Afallon Penparc, Cardigan, Ceredigion. SA43 1RG.**

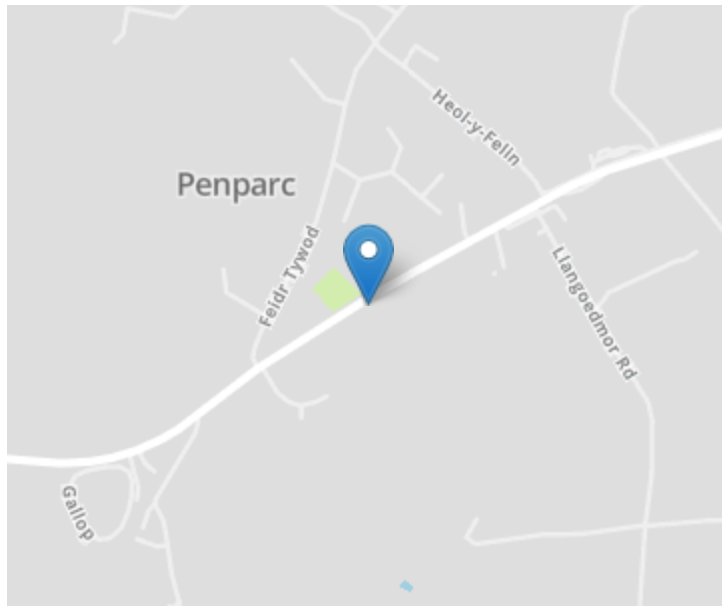
**Ref R/3747/ID**

**£345,000**

**\*\* Substantial 3 bed semi detached residence \*\* Sympathetically refurbished to a good standard while retaining many character features \*\* The perfect modern family home \*\* Large spacious rooms \*\* Driveway and parking \*\* Recently installed modern kitchen and bathrooms \*\* Low maintenance rear garden \*\* Oil fired central heating \*\* double glazing throughout \*\* Detached single garage \*\* Exposed parquet flooring \*\***

The property comprises of - Entrance hall, front sitting room, dining room, open plan kitchen/breakfast room, shower room. First floor - family bathroom, 3 double bedrooms.

Conveniently located alongside the main A487 coast road at the village of Penparc, near to the West Wales Market town of Cardigan on the Teifi Estuary which provides a comprehensive range of shopping and schooling facilities. Less than 15 minutes drive from several popular sandy beaches along this Cardigan Bay Heritage Coastline.



## GROUND FLOOR

### Reception Hall

11' 0" x 12' 6" (3.35m x 3.81m) with original exposed parquet flooring, staircase to first floor with vaulted ceiling, understairs storage cupboard, double panel radiator, feature stained glass port hole window to front, picture rail.



### Front Reception Room

16' 3" x 11' 9" (4.95m x 3.58m) with large double glazed front bay window and double glazed side window, open fireplace housing a multi fuel burning stove on a raised hearth, coving to ceiling, central heating radiator, parquet flooring, picture rail.



## Dining Room

12' 8" x 11' 11" (3.86m x 3.63m) again with original parquet flooring, double glazed bay window to side, central heating radiator, picture rail, coved ceiling, ornamental fireplace with timber surround.



## Kitchen/Breakfast Room

20' 1" x 19' 6" (6.12m x 5.94m) A modern two tone kitchen with navy base units and light grey wall units Formica working surfaces above, Zanussi electric oven and grill, 4 ring induction hob with modern extractor hood above, inset 1 1/2

drainer sink with mixer tap, tiled splashback, tiled flooring, breakfast bar, modern central heating radiators, Trianco oil fired Combi boiler, storage cupboard, space for fridge freezer, picture rail. The dining area has glazed double doors to rear garden, central heating radiator, spotlights to ceiling, cupboard with plumbing for automatic washing machine and outlet for tumble dryer.





### Downstairs Shower Room

3' 5" x 10' 0" (1.04m x 3.05m) A modern white suite comprising of enclosed shower unit with Triton electric shower above, grey vanity unit with wash hand basin, dual flush WC, stainless steel towel rail, spotlights to ceiling, extractor fan, tiled flooring.





## FIRST FLOOR

### Central Landing

6' 9" x 10' 3" (2.06m x 3.12m) with original picture rail, hatch to a spacious loft overall - 15'2" x 9'8", part boarded with sky light window to rear - it should be noted that this space could be utilised for conversion into further living accommodation - subject to obtaining the necessary planning consents.

### Front Bedroom 1

12' 7" x 12' 6" (3.84m x 3.81m) with double glazed bay window to front with nice outlook and double glazed side window, central heating radiator and original picture rail.



### Double Bedroom 2

12' 8" x 12' 7" (3.86m x 3.84m) with double glazed bay window at side and double glazed window at rear with a pleasant aspect, original picture rail, central heating radiator



### Bedroom 3

10' 5" x 9' 3" (3.18m x 1.60m) with rear aspect window, central heating radiator, built-in cupboard.



### Bathroom

10' 3" x 9' 0" (3.12m x 2.74m) into bay window. A modern white suite, comprising of a panelled bath with mains powered shower above, grey vanity unit with inset, wash hand basin, luminous mirror unit, dual flush, WC, emerald green tiles behind shower, tiled flooring, central heating radiator, extractor fan.



### EXTERNALLY

### To the Front

The property has a walled forecourt with vehicle access to the fore where it provides a gravelled front parking area and a drive way at side which leads to a -



### Detached Garage

22' 3" x 9' 1" (6.78m x 2.77m) With up and over door and power connected.

### To the Rear

is a South facing, low maintenance, rear garden split to two

tiers. The bottom tier is laid to patio slabs with raised flower beds. The second tier includes a rockery, vegetable beds and views towards Pacelli mountains.



## Services


We are advised the property benefits from mains electricity, water and drainage. Oil fired central heating. Fiber optic broadband available.

Council tax band 'D'.

Freehold.

## Directions

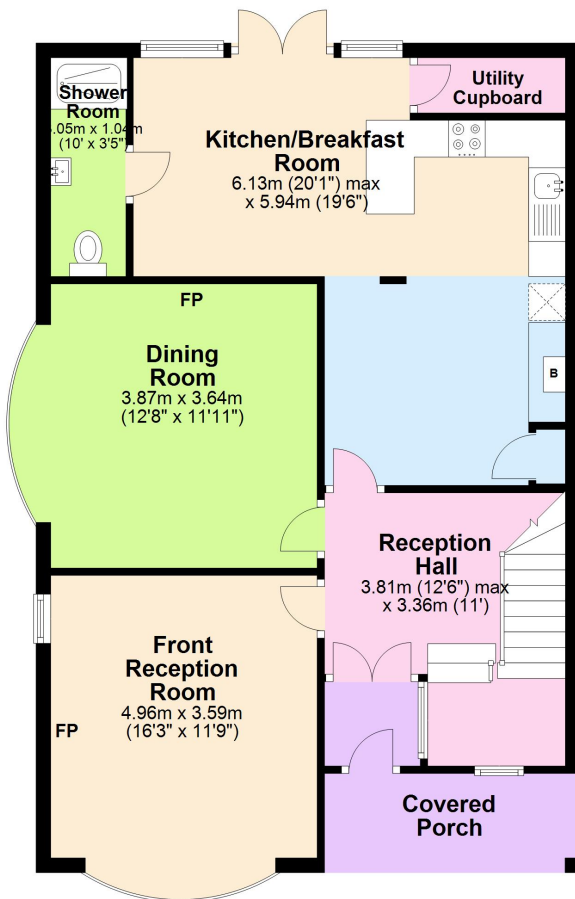
Travelling north east from the town of Cardigan on the main A487 coast road, after a mile or so you will reach the village of Penparc. Drive up through the village and the property will be seen prominently positioned on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</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	



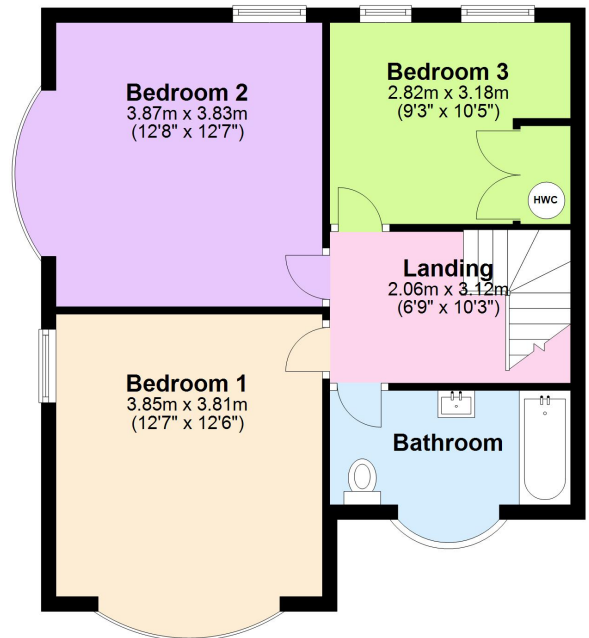
### Ground Floor

Approx. 77.5 sq. metres (833.9 sq. feet)



### First Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



Total area: approx. 129.1 sq. metres (1390.1 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Afallon, Penparc, Cardigan**