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RICS



Since 1989

Attention 1st Time Buyers ! Perfect Family Home ! A well appointed 3 bed semi detached house in the sought after village of Parcllyn, Aberporth.



10 Trenchard Estate, Parcllyn, Cardigan, Ceredigion. SA43 2DL.

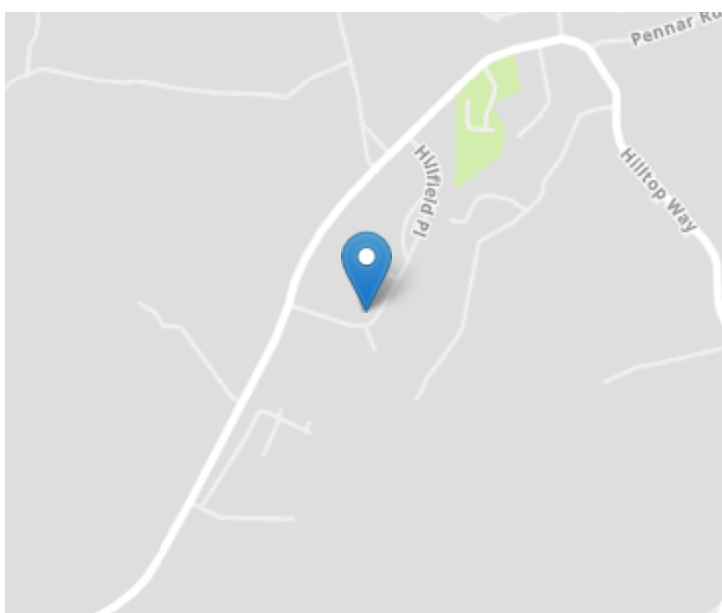
Ref R/3947/ID

£210,000

****Attention 1st Time Buyers ! **Perfect Family Home on the coast** Located on the outskirts of the sought after village of Aberporth**The property offers spacious 3 bed accommodation**Has recently been renovated to a good standard including a new kitchen**Pleasant rear garden area overlooking an open field**Distant sea views to the front**Recently installed oil fired central heating system**UPVC Double Glazing throughout**Private parking for 3 cars****

The property comprises of Ent Hall, Cloak Room, Rear Lounge, Conservatory, Kitchen, Utility Room. First Floor - 3 Bedrooms and a family Bathroom.

Parcllyn lies on the outskirts of the popular coastal village of Aberporth with its lovely sandy beaches and excellent range of local amenities including shops, eating houses, pubs, primary school and is on a bus route. Some 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, 6th Form College, Community Hospital etc. The property also lies within reach of several picturesque popular sandy beaches and coves along this favoured West Wales Heritage coastline.



GROUND FLOOR

Entrance Hall

8' 4" x 6' 7" (2.54m x 2.01m) with recently installed composite door with frosted side panels to both sides, laminate flooring, central heating radiator, 2 storage units, stairs to first floor.

Door into -



Cloak Room

3' 3" x 5' 9" (0.99m x 1.75m) having a white suite comprising of a low level flush w.c. pedestal wash hand basin, central heating radiator, extractor fan.



Rear Lounge

14' 5" x 17' 7" (4.39m x 5.36m) a spacious rear lounge with electric fireplace and surround, glazed double doors to rear conservatory, glazed panels to side, laminate flooring, central heating radiator, alcove space.





Kitchen/Dining Room

7' 4" x 17' 4" (2.24m x 5.28m) a modern kitchen comprising of a Gloss white base and wall cupboard units with formica working surfaces above, Bosch electric fan assisted oven and grill, 4 ring electric hob above with stainless steel cooker hood, integrated appliances including dishwasher, wine cooler fridge, stainless steel 1½ drainer sink. Tiled flooring and tiled splash back. Space for 4 seater dining table, understairs cupboard. Frosted door to -

Conservatory

9' 7" x 17' 8" (2.92m x 5.38m) Having dwarf walls with upvc double glazed units, laminate flooring, self cleaning Blue glass roof, glazed double doors to rear garden, wall lights.





Utility Room



7' 8" x 9' 0" (2.34m x 2.74m) with fitted base and wall cupboard units with formica working surfaces above, plumbing for automatic washing machine and tumble dryer, tiled flooring, glazed door to rear, stainless steel drainer sink. Blue glass roof.

Boot Room/Second Entrance

With composite door, tiled flooring, 2 cupboard units - one housing the Worcester Bosch oil fired boiler.

FIRST FLOOR

Half Landing

8' 4" x 8' 5" (2.54m x 2.57m) With access to Loft. Central heating radiator.

Front Double Bedroom 1

8' 6" x 12' 7" (2.59m x 3.84m) with double glazed window to front with distant sea views, central heating radiator, storage cupboard.





Rear Double Bedroom 2

15' 6" x 9' 0" (4.72m x 2.74m) with double glazed window to rear, central heating radiator, built in cupboard space.



Rear Bedroom 3

8' 9" x 7' 5" (2.67m x 2.26m) with double glazed window to rear, central heating radiator, built in cupboard.



Bathroom

7' 5" x 8' 5" (2.26m x 2.57m) a white suite comprising of a panelled bath with mixer taps and pull out shower head, shower unit with mains power shower with mains power shower above, low level flush w.c. pedestal wash hand basin, central heating radiator. Frosted window to front, fully tiled walls, extractor fan.



EXTERNALLY

To the Front

A paved driveway with parking for 2+ cars. Front forecourt mostly laid to lawn.



To the Rear

A comfortable rear garden being fully enclosed mostly laid to lawn with store shed and pergola. Views over open fields to the rear.

TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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 Fired Central Heating.

Council Tax Band - C

Directions

For ease of directions - proceed North East to Cardigan on the A487 Aberystwyth road. Follow this course of road through to the village of Penparc and then onto the next hamlet of Tremain until you reach the roundabout. Take the 2nd exit towards Aberporth. At the next roundabout take the 1st exit and in approx ¼ of a mile you will come to a fork junction, take the left fork sign posted Parcllyn. Follow this road for approximately ½ a mile, you will then see a sign for Trenchard Estate on the right hand side before dropping into the village. Turn into the estate, the property will be see

straight in front of you as identified by the Agents for sale board.

