

Attention 1st time buyers. Spacious 3 bed detached dwelling. Penparc Near Cardigan - West Wales.



Milestone, Penparc, Cardigan, Ceredigion. SA43 1SG.

£268,000

Ref R/4289/RD

****Attention 1st time buyers**Deceptively spacious 3 bed detached dwelling**Off road parking**Large private garden area**Garage/Workshop**Fully redecorated in recent times**Well presented**Modern kitchen and bathroom**Ideal 1st time buyer opportunity or those seeking to downsize**Convenient edge of village location**5 minutes drive to Cardigan**A GREAT OPPORTUNITY NOT TO BE MISSED ! ****

The property is situated on the fringes of the popular village of Penparc on the A487. The village offers a good level of local amenities including primary school, 2 village shops and post office, petrol stations, an active community hall and sports pitches and good public transport connectivity to the larger town of Cardigan. The market town of Cardigan is located on the Teifi estuary offering a good level of town services including secondary school and 6th form college, traditional high street offerings, cinema and theatre, community hospital, retail parks, employment opportunities and industrial estates. The Pembrokeshire coast National park is within a 20 minute 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

GROUND FLOOR

Front Entrance

Into -

Sun Lounge

12' 1" x 6' 7" (3.68m x 2.01m) accessed via new composite door, side windows, new flooring, hardwood into -



Lounge/Dining Area

13' 3" x 27' 7" (4.04m x 8.41m) being open plan and recently redecorated with feature stone fireplace and surround with multi fuel burner on slate hearth, 2 x windows to front, 2 x radiator, painted exposed beams to ceiling. Open staircase to first floor.





Kitchen

6' 3" x 23' 7" (1.91m x 7.19m) with range of modern white base and wall units with Oak worktop, induction hobs with extractor over, fitted dishwasher, ceramic sink and drainer with mixer tap, electric oven and grill, tiled splash back, dual aspect windows to rear and side, tile effect vinyl flooring, side breakfast bar area with under larder space, painted beams to ceiling.





Utility Room

7' 4" x 13' 8" (2.24m x 4.17m) with side external door housing the Worcester oil combi boiler, stainless steel sink and drainer with mixer tap, vinyl flooring.



Side W.C.

FIRST FLOOR

Front Landing

Approached via split level landing. Window to front, access to loft.



Front Bedroom 1

10' 2" x 13' 6" (3.10m x 4.11m) a double bedroom, window to front, radiator, multiple sockets, part exposed beams to ceiling, wood effect flooring.





Front Bedroom 2

8' 5" x 13' 4" (2.57m x 4.06m) a double bedroom, window to front, radiator, multiple sockets.



Rear Landing

With window to rear garden.



Bathroom

9' 7" x 6' 8" (2.92m x 2.03m) with a panelled bath, separate enclosed shower, w.c. single wash hand basin, heated towel rail, wood effect flooring. Rear window.



Bedroom 3

10' 4" x 6' 9" (3.15m x 2.06m) a double bedroom, fitted cupboards, window to garden, multiple sockets, radiator.



EXTERNALLY

To the front

The property is approached from the adjoining to an off road parking facility finished in concrete and tarmac providing space for 2+ vehicles to park. Footpath access around to the front and side of the property leading through to -



To Rear

Rear garden area with patio extending from the utility room and steps leading up to a raised garden predominantly laid to lawn with 6' boundary fence.

Former Glass house to corner.



Timber Shed

7' 4" x 12' 0" (2.24m x 3.66m) with double doors to front, window to rear.



Garage/Workshop

Accessed separately from the adjoining road via right of way leading through to an useful facility with electric connection from the garden area.



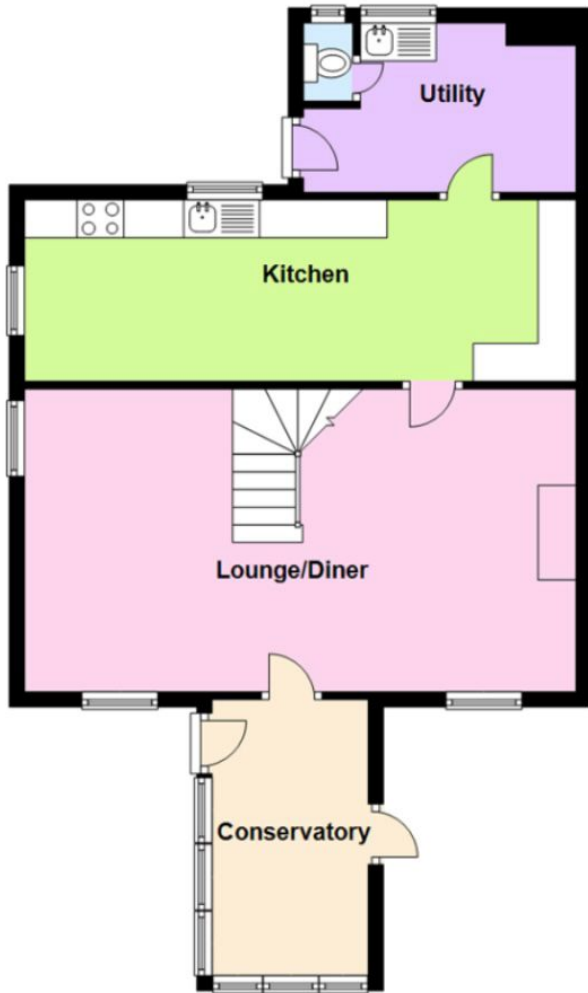
Services

The property benefits from mains Water and Electricity. Private Drainage. Oil Fired Central Heating.

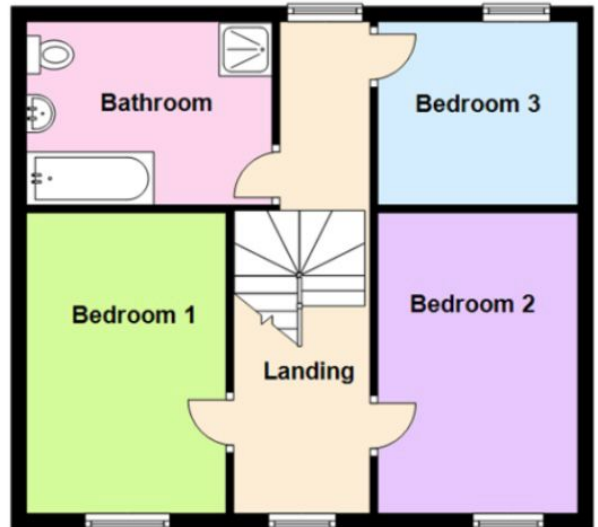
Council Tax Band



Ground Floor



First Floor





Directions

Travelling north from Cardigan, after some 2 miles you will exit the village of Penparc. On leaving the village you will pass a cluster of properties on the right hand side accessed from the layby and Milestone will be the next property immediately located on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 100 |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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

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



Regulated by

RICS[®]

