

**Refurbished & modernised Detached 3 bedroom bungalow set within large corner plot. Penparc.  
Near Cardigan. West Wales.**



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

**£225,000**

**R/4360/RD**

\*\* Attention 1st time buyers \*\* Refurbished and modernised 3 bedroom bungalow \*\* Set within large corner plot \*\* Private parking and garage \*\* Well maintained & presented \*\* Level walking distance to village amenities \*\* Feature summerhouse and south facing rear patio \*\* Modern kitchen and bathroom \*\* Tastefully decorated \*\* Well manicured gardens \*\* A great first time buyer opportunity or ideal for those seeking to downsize \*\*

The property is situated within the popular coastal village of Penparc strategically positioned along the A487 some 1 mile north of Cardigan. The village offers a good level of local amenities and services including 2 village shops and post office, petrol station, primary school and good public transport connectivity. The estuary and market town of Cardigan is some 1 mile to the south offering a wider range of amenities and services including secondary school, 6th form college, theatre and cinema, community hospital, traditional high street offerings, retail parks, industrial estates and employment opportunities as well as excellent leisure facilities and access to Poppit Sands and the Gwbert estuary. The

Pembrokeshire Coast National Park is within 10 minutes drive of the property



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## ACCOMMODATION

### Entrance Hallway

20' 3" x 3' 6" (6.17m x 1.07m) being 'L' shaped and accessed via glass panel uPVC door into a light and airy hallway with tiled flooring, access to loft, radiator, built in airing cupboard with shelving and radiator.



### Living Room

17' 9" x 10' 8" (5.41m x 3.25m) light south facing family living room with TV point, multiple sockets, double glazed windows to side, patio doors to rear south facing garden and patio area, tiled flooring, radiator.



### Kitchen

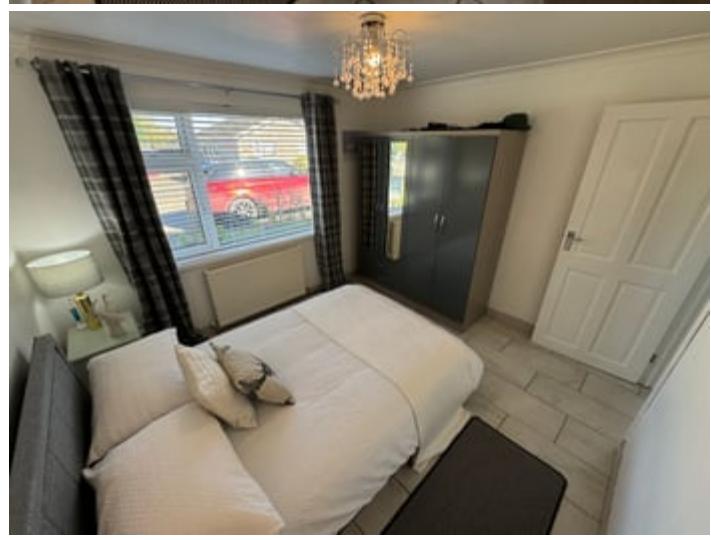
11' 1" x 11' 1" (3.38m x 3.38m) with a range of modern white base and wall units with worktop surfaces over, sink and drainer, built in Cooke and Lewis induction hobs with extractor over, Hotpoint eye level double oven, plumbing for washing machine, dual aspect windows to rear and side, rear glass door to garden, tiled flooring, part tiled walls, radiator, space for dining table.





### Bedroom 1

9' 8" x 10' 7" (2.95m x 3.23m) double bedroom, tiled flooring, window to front, radiator, multiple sockets.



### Bedroom 2



9' 8" x 11' 1" (2.95m x 3.38m) double bedroom, tiled flooring, window to front, radiator, multiple sockets.

## Bedroom 3



7' 7" x 8' 3" (2.31m x 2.51m) currently used as a snug but also is a single bedroom with tiled flooring, window to side, radiator, multiple sockets, TV point.

## Shower Room

5' 6" x 6' 5" (1.68m x 1.96m) modern white bathroom suite including enclosed corner shower, single wash hand basin on vanity unit, WC, tiled flooring, fully tiled walls, heated towel rail, double glazed window to side.



## EXTERNAL

### To Front

The property is approached via the adjoining estate road but also wraps around onto the adjoining county road providing a large garden predominately laid to lawn with mature planting to borders and tarmacadam driveway with space for 2+ vehicles to park leading to:



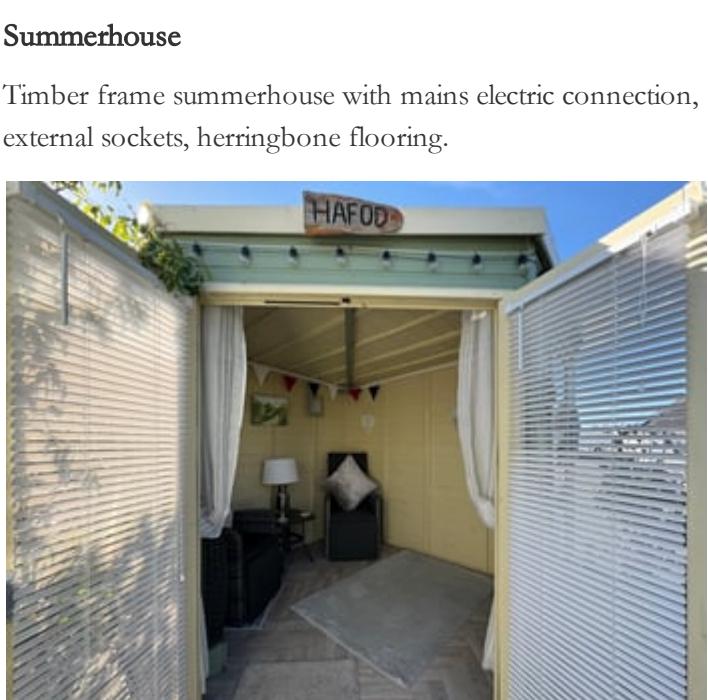
## Garage

8' 5" x 11' 5" (2.57m x 3.48m) with steel up and over door to front, side pedestrian door, concrete base, multiple sockets and lighting.



## Gardens

The front and side the gardens sweep around the bungalow. Gated access leads through to the south facing garden area where there is an enclosed patio area with artificial grass laid to lawn.





## **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**

Services - we are advised the property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band D.

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (53)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

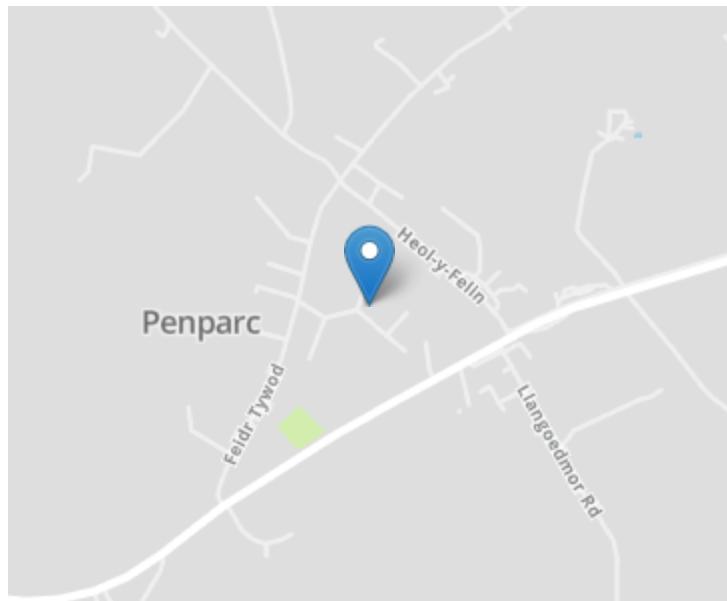
Any risk of coastal erosion? No

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

From Cardigan heading north after some 1 mile or so you will enter the village of Penparc. Taking the first left hand exit onto Feidr Tywod as you enter the village. Proceed for approximately ½ mile and the entrance to Dolwerdd is on the right hand side and the property is the first on your right as identified by the agents for sale board.

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

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