

*Brand New 4 Bed Detached Dwelling. Sought after location. Penparc. Cardigan. West Wales.*



**Llys Bwmpwr, Penparc, Cardigan, Cardigan, Ceredigion. SA43 1RD.**

**£350,000**

**R/3350/RD**

**\*\* Substantial 4 Bedroom Detached Dwelling \*\* Popular village location \*\* Excellent standard of build quality and fixtures and fittings \*\* Ideal for multigenerational living \*\* Potential for home working \*\* Easy travelling distance to Mwnt, Gwbert, Poppet beaches and Pembrokeshire National Park \*\* Insulative qualities with potential for low cost living \*\* Private parking and Garage \*\* Lawned Garden \*\* 3 out of 4 En-suite Bedrooms \*\***

**\*\*An exceptional opportunity within this popular coastal village being 5 minutes from the larger town of Cardigan \*\***

The property is situated within the popular coastal village of Penparc with its local primary school, 2 x petrol stations and village shop, excellent public transport connectivity and being conveniently positioned along the A487 road. The larger town of Cardigan is some 5 minutes drive from the property with its excellent range of facilities and services including supermarket, local and national retailers, primary and secondary schools, 6th form college, community hospital, range of local cafes, bars and restaurants, riverside walks. The Pembrokeshire National Park is within 10 minutes drive of the property and Poppet Sands and St.



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## General

A great quality dwelling finished to the highest standards, excellent level of living space and exceptional size Bedrooms throughout.

The property offers the potential for multigenerational living, with large Bedroom and En-Suite on the Ground Floor and 2 large Bedrooms on the 1st Floor. An additional Bedroom on the Ground Floor allows for sleeping space, Home Office, Study or a Playroom.

An exceptionally large Kitchen and Dining area is an excellent feature of the property overlooking the rear private Garden.

Externally detached Garage with ample off-road parking is provided.

The property provides under floor heating throughout the Ground Floor and oil fired central heating, sprinkler systems throughout and solar panels for electric generation.

## Entrance Hallway

7' 8" x 15' 8" (2.34m x 4.78m) Entered via uPVC glass panel door and side glass panel, stairs to 1st Floor with under stairs cupboard, Velux rooflight over allowing excellent natural light, spotlights to ceiling.



## Lounge

19' 5" x 15' 6" (5.92m x 4.72m) (max into Bay) with feature

bay window to front, potential for window seating area, large family living room, multiple sockets, TV point, window to front.



## Kitchen/Dining Room

9' 7" x 22' 5" (2.92m x 6.83m) A left Kitchen and living space with a modern range of white floss units, Belling double oven and grill, integrated hobs and extractor over, 1½ sink and drainer with mixer tap, breakfast bar, integrate fridge/freezer and dishwasher, space for 6+ persons dining table, patio doors to Garden, wood effect tiled flooring, multiple sockets,

spotlights to ceiling.



### Utility Room

5' 8" x 11' 9" (1.73m x 3.58m) Accessed from the Kitchen with a range of white gloss base units, stainless steel sink and drainer with mixer taps, side window, wood effect tiled flooring, connection for washing machine, currently housing a Grant boiler, side external door, multiple sockets.



**Inner Hallway**

### WC

WC, single wash hand basin and vanity unit, fully tiled walls and flooring, spotlights to ceiling.



**Front Bedroom 1**

11' 4" x 13' 7" (3.45m x 4.14m) Double Bedroom, window to front, multiple sockets.



### En-Suite

7' 1" x 5' 3" (2.16m x 1.60m) Fully tiled En-Suite with enclosed corner shower unit with power shower overhead, WC, single wash hand basin and vanity unit, heated towel rail, side window, electric mirror, spotlights to ceiling.



**Bedroom 2/Snug/Home Office/Study/Playroom**

12' 7" x 6' 6" (3.84m x 1.98m) Rear window, multiple sockets.



### First Floor

#### Galleried Landing

Spotlights to ceiling, walk-in airing cupboard.



### Front Bedroom 3

20' 9" x 13' 7" (6.32m x 4.14m) Large 'L' shaped double Bedroom with window to front, 2 x radiator, multiple sockets, TV point.



### En-Suite



4' 7" x 12' 9" (1.40m x 3.89m) a luxurious white bathroom suite including shaped panel bath with shower over, WC, single wash hand basin, vanity unit, heated towel rail, tiled walls, vinyl flooring, Velux rooflights, spotlights.

### Bedroom 4

19' 5" x 20' 9" (5.92m x 6.32m) Large 'L' shaped double Bedroom with window to front, 2 x radiator, multiple sockets, TV point and walk-in wardrobe (5'8") with radiator.



## En-Suite

With 5'5" walk-in shower with waterfall head and side glass panel, WC, single wash hand basin combined vanity unit, heated towel rail, fully tiled walls, Velux rooflight, spotlights.



## External

### To Front

The property is approached from the adjoining county road into an enclosed development with tarmac drive leading into:



## Garage

12' 0" x 16' 0" (3.66m x 4.88m) Block construction with up and over door, side pedestrian door.



## Front, Side & Rear

An extended parking being brick pavioured leading to a covered porchway to the front door, side area laid to lawn leading through to a private rear Garden area being laid to lawn with fenced boundary overlooking the adjoining countryside.





## Services

We are advised the property benefits from mains water, electricity and drainage connection. Oil fired central heating system. Solar panels for electric generation and feedback into the grid. Underfloor heating throughout the Ground Floor.

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply. Solar PV Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** B (89)

**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

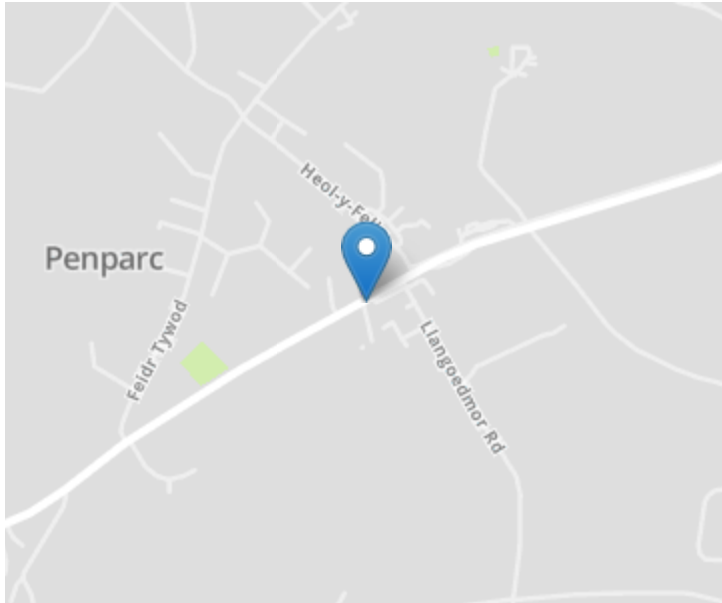
**Is the property listed?** No

**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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	89	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 	

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

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