

*Immaculately presented 3 bed detached bungalow in a sought after village of Parcllyn in Aberporth
- West Wales.*



4 Parc Y Delyn Parcllyn, Aberporth, Ceredigion. SA43 2DX.

£325,000 Offers in Region of

Ref R/4242/ID

****Immaculately presented detached bungalow residence**Situating in the sought after seaside village of Parcllyn, near Aberporth**Recently renovated to a good standard including a new kitchen, bathroom etc**Spacious 3 bed accommodation**Recently installed oil fired central heating and double glazing throughout**Set in landscaped garden and grounds**Furniture available by separate negotiation**Ample private off road parking**Garage/Car Port**5 minutes drive from the Cardigan Bay coastline**Views of the sea****

The Accommodation provides car port/garage, Entrance Hall, Front Sitting Room, modern Kitchen, Utility/W.C. Modern Shower Room, 3 Bedrooms.

Located on the outskirts of the hamlet of Parcllyn which lies only a mile or so to the west of the seaside village of Aberporth which offers a range of local amenities including shop, primary school, pubs, eating houses, chip shop etc. A 15 minute drive from the County town of Cardigan on the Teifi estuary which offers a wider range of schooling and shopping facilities and an easy reach of several other popular picturesque sandy beaches and coves along this favoured Heritage coastline.



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THE ACCOMMODATION

Car Port

17' 0" x 10' 9" (5.18m x 3.28m) with 10' bi-fold garage doors, 2 double glazed windows to side.

Entrance Hall

8' 7" x 16' 8" (2.62m x 5.08m) with central heating radiator, laminate flooring, access hatch to loft. Door into airing cupboard.



Front Sitting Room

15' 5" x 16' 8" (4.70m x 5.08m) a spacious room with 7'5" glazed doors with side panels to front bringing in an abundance of natural light, open fireplace with disconnected Pakray heater, electric stove effect heater to front (subject to further negotiation), raised hearth, TV point, central heating radiator, multiple sockets.



Modern Kitchen / Dining Room

14' 0" x 10' 5" (4.27m x 3.17m) with range of modern base and wall cupboard units with Granite effect formica working surfaces above, inset 1½ drainer sink with mixer tap, Beko electric oven and grill, 4 ring electric hob with stainless steel extractor hood, 2 Beko fridge freezers, Beko dishwasher (available by separate negotiation) tiled splash back, under cupboard lights, central heating radiator. Dining space for 4 seater table, double glazed window to side with a glimpse of the sea.



Utility / W.C

11' 5" x 6' 4" (3.48m x 1.93m) with plumbing for automatic washing machine, outlet for tumble dryer, gloss white vanity units, low level flush w.c. with concealed cistern and wash hand basin. Upvc stable door, Worcester oil fired boiler.



Modern Shower Room

11' 3" x 6' 2" (3.43m x 1.88m) a luxury modern 3 piece suite comprising of a walk in shower unit Mira shower above, vanity unit with inset wash hand basin, dual flush w.c. central heating radiator, frosted window, stainless steel heated towel rail, pvc lined boards, airing cupboard housing the hot water tank with shelving, extractor hood.



Principal Bedroom 1

11' 3" x 13' 5" (3.43m x 4.09m) with double glazed window to rear with sea views, central heating radiator, TV point.



Single Bedroom 2

9' 9" x 6' 8" (2.97m x 2.03m) with double glazed window to rear with sea views, central heating radiator, TV point.



Double Bedroom 3

9' 9" x 9' 9" (2.97m x 2.97m) with double glazed window to rear with sea views, central heating radiator, access to built in cupboard.



EXTERNALLY

To the Front

A lovely front garden area mostly laid to lawn with tarmac driveway to side and private parking for 2 cars. Access to car port.

Patio area laid to slabs, lawned area with a range of shrubs, trees and flowers and in particular an Olive tree.

Timber Garden Shed/Summer House and pathway to both sides.





To the Side

Side lawned area with flower beds to boundary.

To the Rear

A lovely rear garden with patio laid to slabs, lawned area, garden shed and greenhouse. Raised vegetable beds.



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.

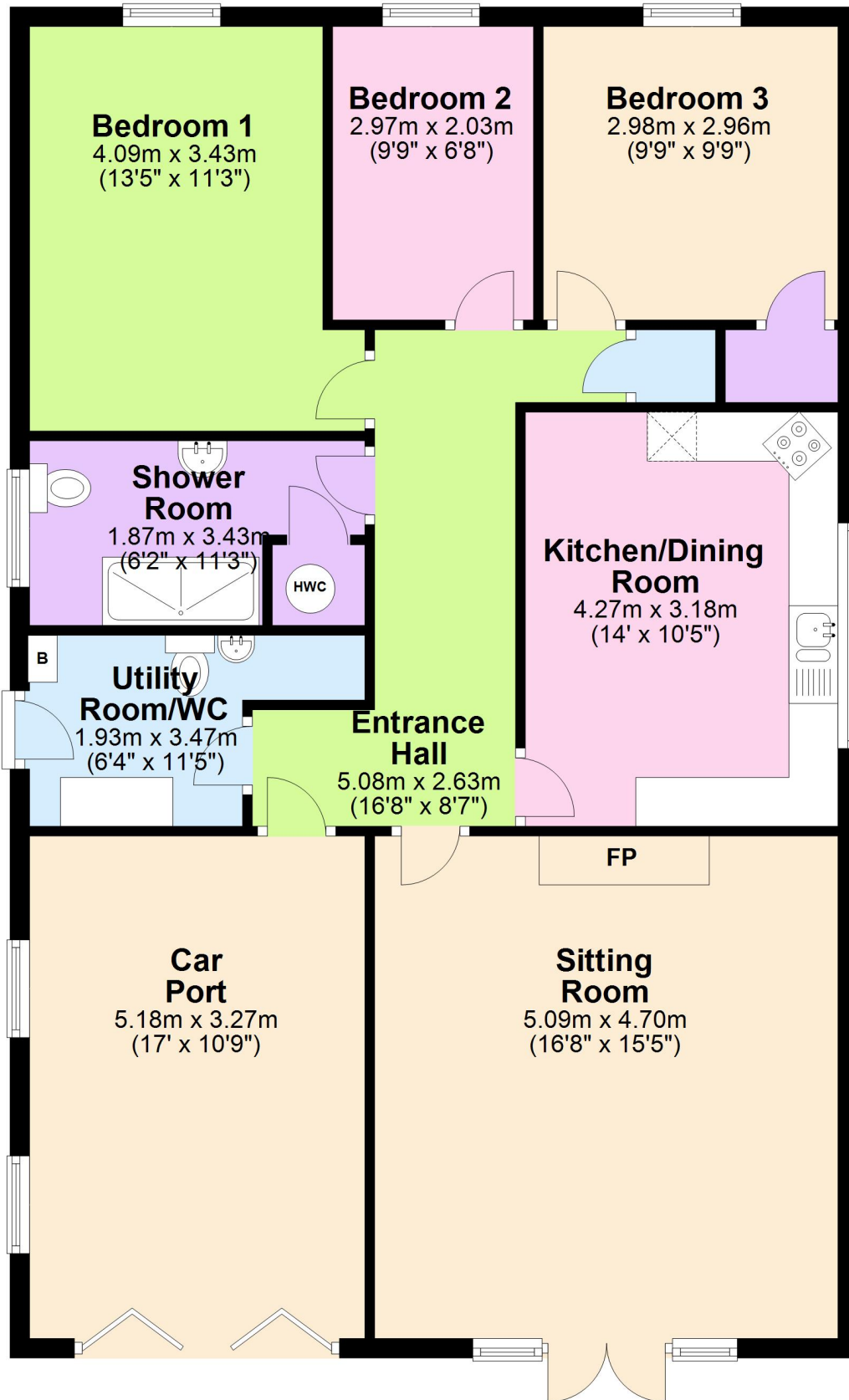
Services

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band D - Ceredigion County Council.

Ground Floor

Approx. 110.7 sq. metres (1191.3 sq. feet)



Total area: approx. 110.7 sq. metres (1191.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

4 Parc Y Delyn , Parcilyn, Aberporth

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (60)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

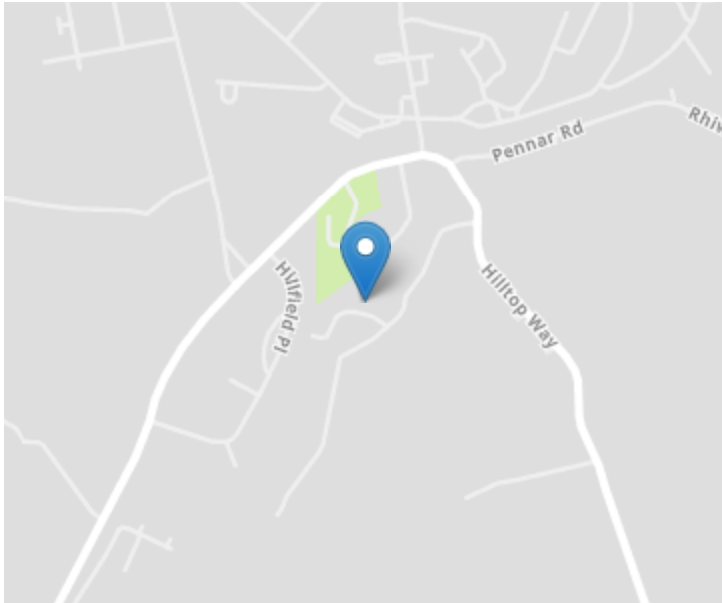
Any risk of coastal erosion? No

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



Directions

From the town of Cardigan Proceed North East on the A487 Aberystwyth road, after passing through the village of Penparc and Tremain. You will get to 1st roundabout at Blaenannerch. Take the 1st exit onto the B433 Aberporth road. At the next roundabout again take the 1st exit and keep on the road towards Aberporth and do not take the 1st fork left. Follow the course of the road passing the entrance to Penrallt County Hotel on your right hand side, you will then come to a left hand turning near the car repair garage and flat. Turn left towards Parclyn. As you arrive into the village of Parclyn you will see on your left hand side the General Stores. Turn left at this point onto a no through road, follow the course of the road for approximately 500 metres and you will see the entrance to Parc Y Delyn on your right hand side and the property is the 4th bungalow on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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