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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

13 Heol Helyg, Cardigan, SA43 1NG

£360,000

A deceptive and versatile Four/Five Bedroom Dormer situated on the favoured residential area of North Park, Cardigan, with convenient access to local amenities and schools.

The accommodation comprises: Entrance Hall, Sitting/Bedroom Five, Living Room, Dining Room, Rear Lobby, Utility, W.C, Kitchen/Diner and Inner Hall. Family Bathroom andTwo Further Bedrooms to the Ground floor, with the Master Bedroom having Ensuite. To the first floor there are Two Bedrooms and a W.C. Externally, the property has 'Off Road' Parking, Garage and Gardens to the Front and Rear.

Situation

Along Heol Helyg, the main spine of the popular North Park residential development off Aberystwyth Road in Cardigan Town. 13 Heol Helyg is conveniently and pleasantly located, being particularly handy for the Tesco and B & M stores. For those who find the 15 minute walk into the town centre a little far, a public bus service is readily availabe.

Facilities in Cardigan include Parish Church, Roman Catholic Church, various chapels, health centre, banks, Post Office, various shops and stores, a library, theatre, leisure centre and swimming pool, Junior & Secondary Schools plus College of Further Education, rugby and bowls clubs, hotels and public houses, etc.

Cardigan has developed on the River Teifi, approximately 2 miles inland of Cardigan Bay and boating and golfing enthusiasts are catered for at nearby Gwbert on Sea, whilst a number of sandy beaches and coves area available within easy driving distance, e.g. New Quay, Llangrannog, Tresaith, Aberporth, Mwnt, etc.

GROUND FLOOR

Upvc entrance door with glazed side panel.

Hallway

With radiator, stairs rising off, doors to:-

Sitting Room/Bedroom Five 10'7" x 9'7" (3.23m x 2.92m)

Built-in cupboard housing the meters, window to the front, radiator.

Living Room 18'10" x 11' (5.74m x 3.35m)

Coal effect gas fire in an attractive surround, radiator, arch to:-

Dining/ Sun Room 14'6" x 9' (4.42m x 2.74m)

With patio door to the garden, radiator.

Rear Lobby

With back door, tiled flooring.

Kitchen 15'8" x 11' (4.78m x 3.35m)

Having a range of wall and base units with worktop surfaces, 1.5 bowl sink unit, tiled splashbacks, electric hob, with extractor hood, double oven, integrated dishwasher, tiled flooring, radiator, dual aspect Upvc windows, space for table.

Utility Area 11' x 5'5" (3.35m x 1.65m)

Stainless steel single drainer sink unit, tiled floor, plumbing for automatic appliance.

WC

Low flush WC, tiled floor.

Side Hall
With second front door, tiled flooring.

Returning to the hallway, doors open to:

Master Bedroom 14'0" x 10'11" plus 14'0" x 8'11" (4.27m x 3.35m plus 4.27m x 2.74m)

With radiator, built-in wardrobes, window to the rear.

Ensuite Shower Room

Walk-in shower, low flush WC, hand wash basin, heated towel rail, tiled floor and walls, coloured aqua panel, recessed lighting.

Bedroom Two 11'3" x 9' (3.43m x 2.74m)

With radiator, window to the front.

Family Bathroom 7'9" x 6'10" (2.36m x 2.08m)

Modern 4 piece suite comprising panel bath with shower and coloured aqua panel surround, screen, low flush WC, bidet, hand wash basin, shelving, tiled floor and walls, Upvc double glazed window.

FIRST FLOOR

Landing

Airing cupboard with radiator, access to eaves storage and hatch to insulated loft.

Bedroom Three 16'8" x 9'4" (5.08m x 2.84m)

Dormer window to the front, radiator.

Bedroom Four 12'3" x 11'9" (3.73m x 3.58m)

Dormer window, radiator, cupboard housing gas boiler.

Toilet

Low level toilet, vanity unit, tiled splashbacks.

Integral Single Garage

Up-and-over door.

Outside

In addition to the front lawn and beds, the bungalow has an enclosed rear garden with paved patio area, lawns and flower beds, fenced to sides, outside water tap, timber garden shed, pathway to the side.

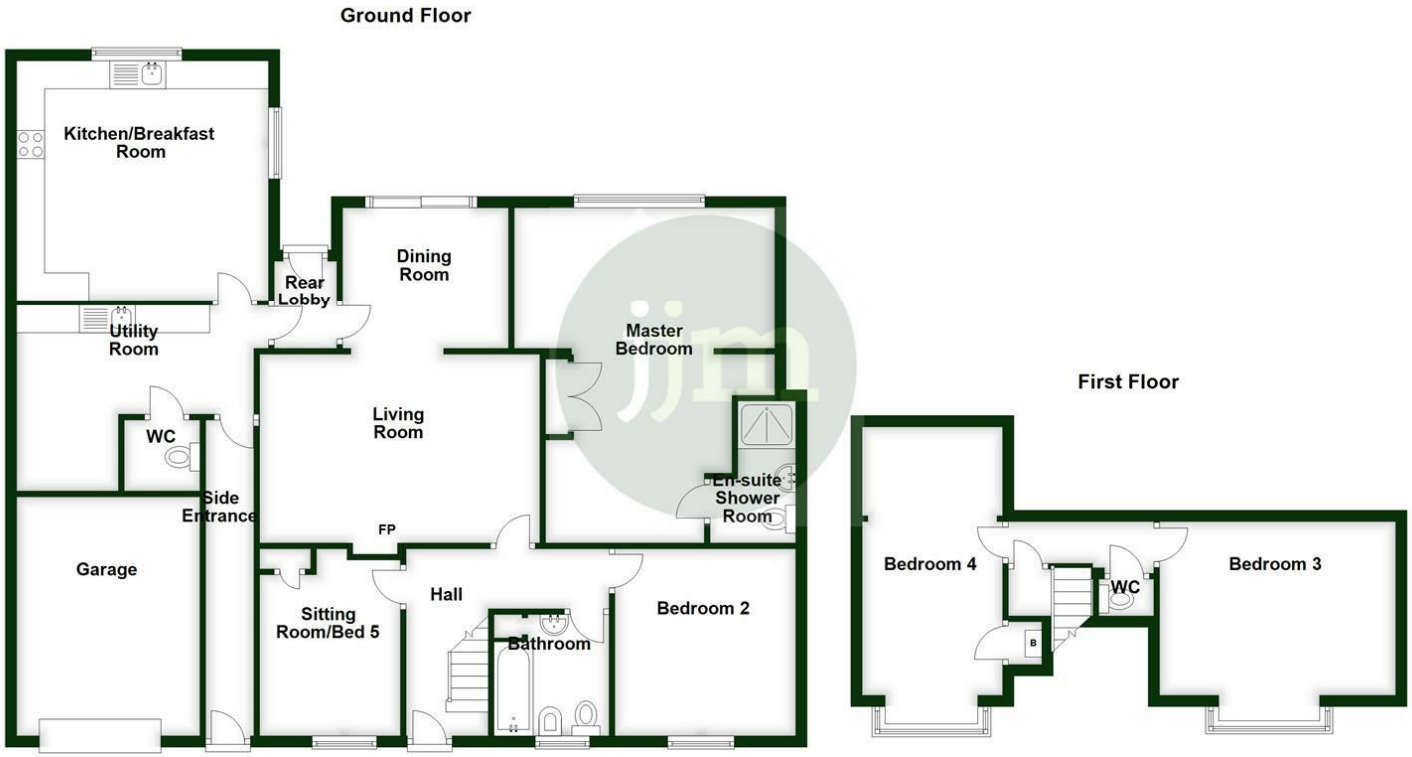
Directions

From our High Street office, proceed into Pendre and onto North Road, passing the War Memorial on your left. Enter Aberystwyth Road (towards Tesco) and just priory to the Ford Garage on your right, turn left into North Park. The property is lcoated in Heol Helyg on your left hand side.

Services, etc.

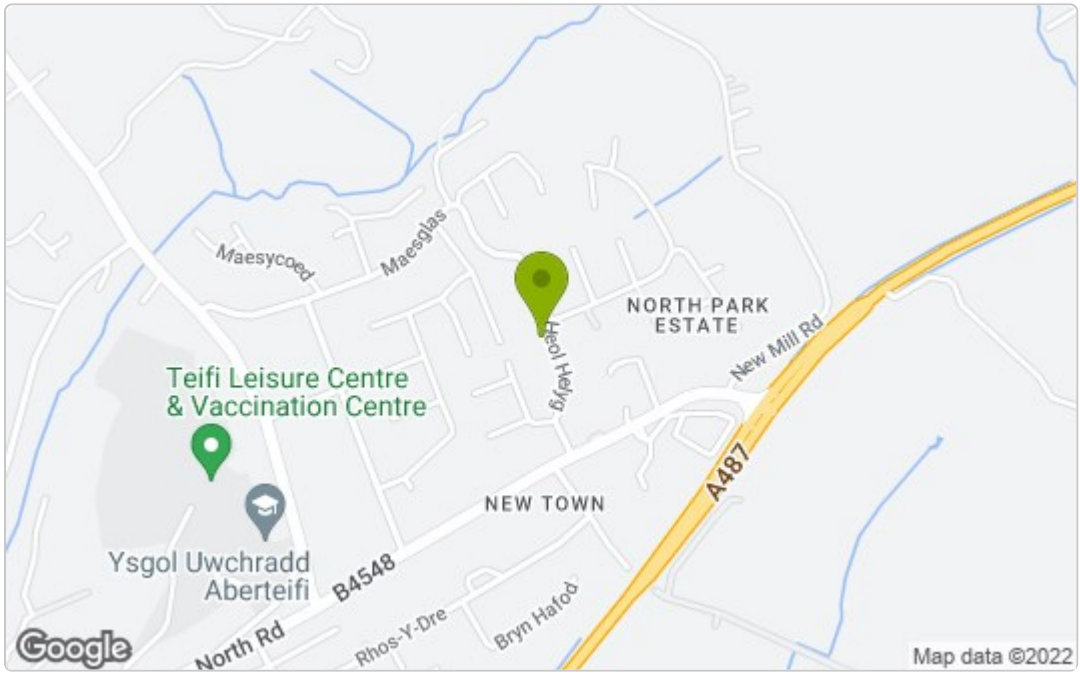
Services - Mains water, electricity, gas and drainage connected. Mains gas central heating. Solar panels.
Local Authority - Ceredigion County Council.
Property Classification - Band D
Tenure - Freehold and available with vacant possession upon completion.

Floor Plan

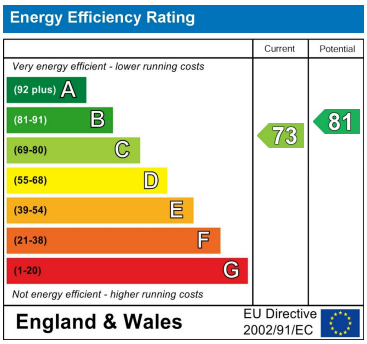


Plans provided as a guide only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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