



## West Holme Feidr Tywod, Penparc, SA43 1RE

**£275,000**

A spacious Two Bedroom Detached Bungalow overlooking fields to the rear and situated on a bus route in the favoured village of Penparc, just a short drive from Cardigan Town. The accommodation comprises: Entrance Porch, Living Room, Kitchen/Diner, Conservatory, Dining Room, Inner Hall, Two Bedrooms and a Family Bathroom.

Externally, the property is set on a generous plot with Parking and Garage to the fore.

### Porch

Upvc double glazed window and doors.

### Living Room



Upvc double glazed window to the side, radiator.

### Kitchen



Having a range of wall and base units with worktop surfaces, stainless steel sink unit, void and plumbing for washing machine, electric oven.

### Conservatory



Upvc double glazed window,

### Dining Room



Upvc double glazed window, radiator, storage cupboard.

### Bedroom One



Upvc double glazed window, fitted wardrobes.

### Bedroom Two



Upvc double glazed bow window, radiator, storage cupboard.

### Bathroom



Low flush WC, pedestal wash basin, corner sink,

### Externally



The property is approached by a driveway providing parking and turning area leading up to the attached garage. Lawned garden to the front with mature shrubs. The rear garden is lawned with timber shed enjoying a pleasant outlook over adjoining farmland.

### Services, etc.

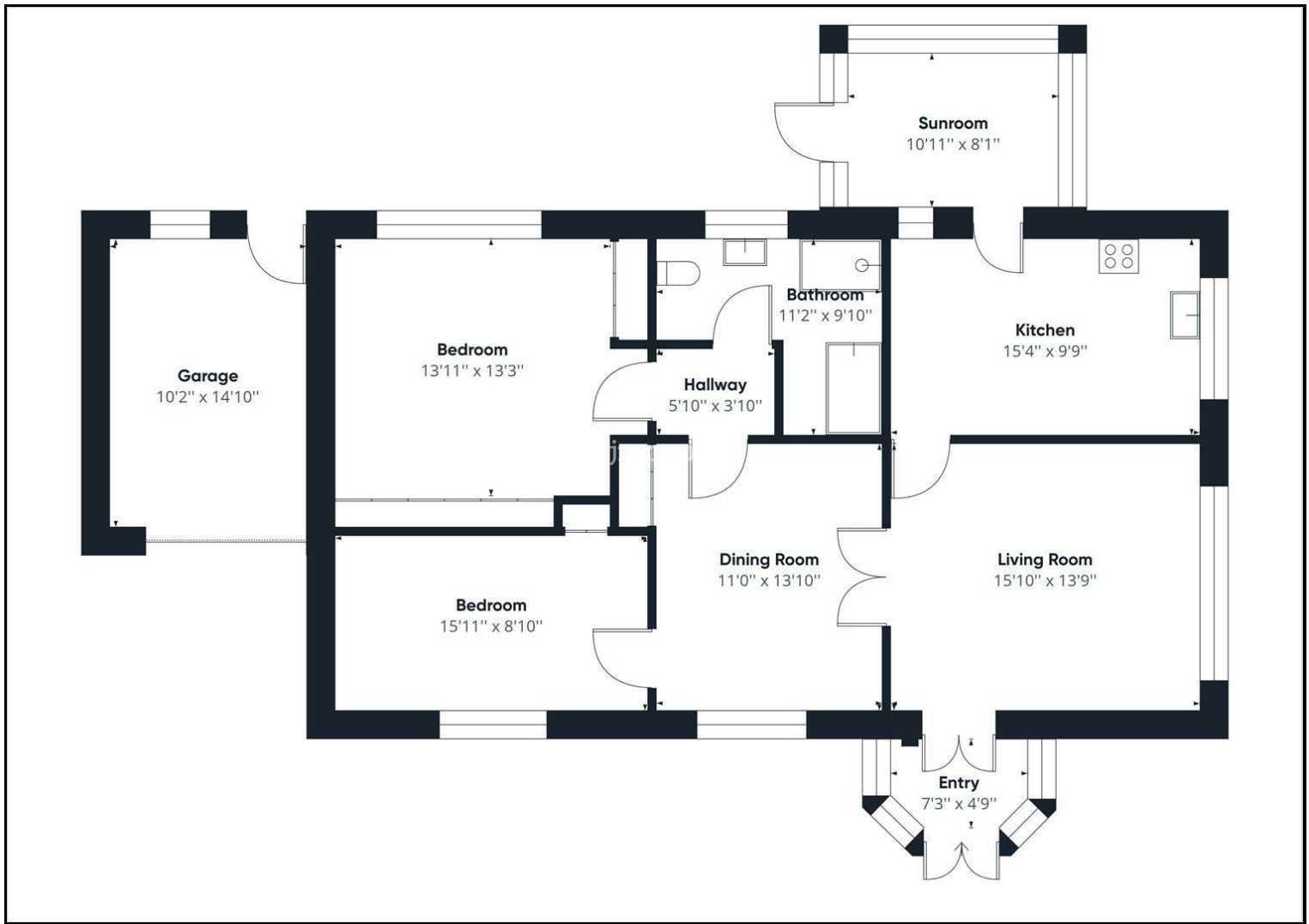
Services - Mains water, electricity and drainage. Oil fired central heating.

Local Authority - Ceredigion County Council  
Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///fields.household.booms

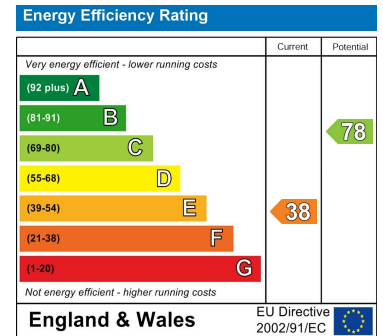
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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