



35 Dol Y Dintir, Cardigan, SA43 1NU

£349,950

An exceptionally well presented modern Three Bedroom Detached Bungalow with accommodation comprising; Hall, Living Room, Kitchen/Breakfast Room, Conservatory, Utility Room, Three Bedrooms, with One En-suite and a Shower Room. The property benefits from Parking, Garage, Gardens, Gas Central Heating and Double Glazing Throughout.



## Situation

Dolydintir is a residential housing estate situated at the north end of Cardigan town. The estate has developed in phases since c 2008.

Cardigan is a small rural town which has developed along the River Teifi, approx. 2 miles inland of Cardigan Bay.

It provides the usual facilities including Places of Worship, Junior & Secondary Schools, College of Further Education, 2 Supermarkets, various shops and stores, 3 High Street Banks, Post Office, Leisure Centre, Swimming Pool, Library, Theatre, Cafes, Public Houses, etc, etc.

Dolydintir is convenient to the town centre, but especially convenient to the edge of town retail outlets of Tesco and B & M.

## Description

A detached, single storey bungalow property, with timber frame cavity wall construction, rendered externally under concrete tile roof. The property has Upvc sealed glazing installed with plastic weatherboards.

Three bedroom detached bungalow with accommodation comprising; Hall, Living Room, Kitchen/Diner, Utility, Conservatory, Master Bedroom with Ensuite, Two Further Bedrooms, Family Bathroom, Garage and Shed.

Upvc double glazed door to:-

## Hall



Wood effect flooring, radiator, storage cupboard.

## Living Room



Upvc bay window, wood effect flooring, radiator.

## Kitchen



Modern fitted kitchen having a range of wall and base units with worktop surface over, inset 1.5 bowl sink unit and drainer, ceramic hob with extractor fan over, integrated electric oven, integrated fridge, freezer and dishwasher, tiled flooring, space for table. Doors to:

## Conservatory



Upvc double glazed windows and roof, double doors to garden, tile effect flooring, two radiators.

## Utility Room



Base cabinets, worktop surfaces, inset sink unit, void and plumbing for washing machine, void for drier, tiled floor, wall-mounted boiler, Upvc double glazed window and door to rear.



## Dining Room/Bedroom



Wood effect flooring, Upvc double glazed window, radiator.

## Bedroom One



2 Upvc double glazed window, radiator, built-in wardrobe.

## Ensuite



Comprising walk-in shower, pedestal hand wash basin, low flush WC, heated towel rail, tiled floor and part tiled walls.

## Bedroom Two



Upvc double glazed window, radiator.

## Shower Room



Walk-in shower, low flush WC, pedestal wash basin, tiled floor and walls.

## Integral Garage

Electric up and over door, light and power.

## Externally



Level plot with parking to the front, lawned garden to the rear.

### Services, etc.

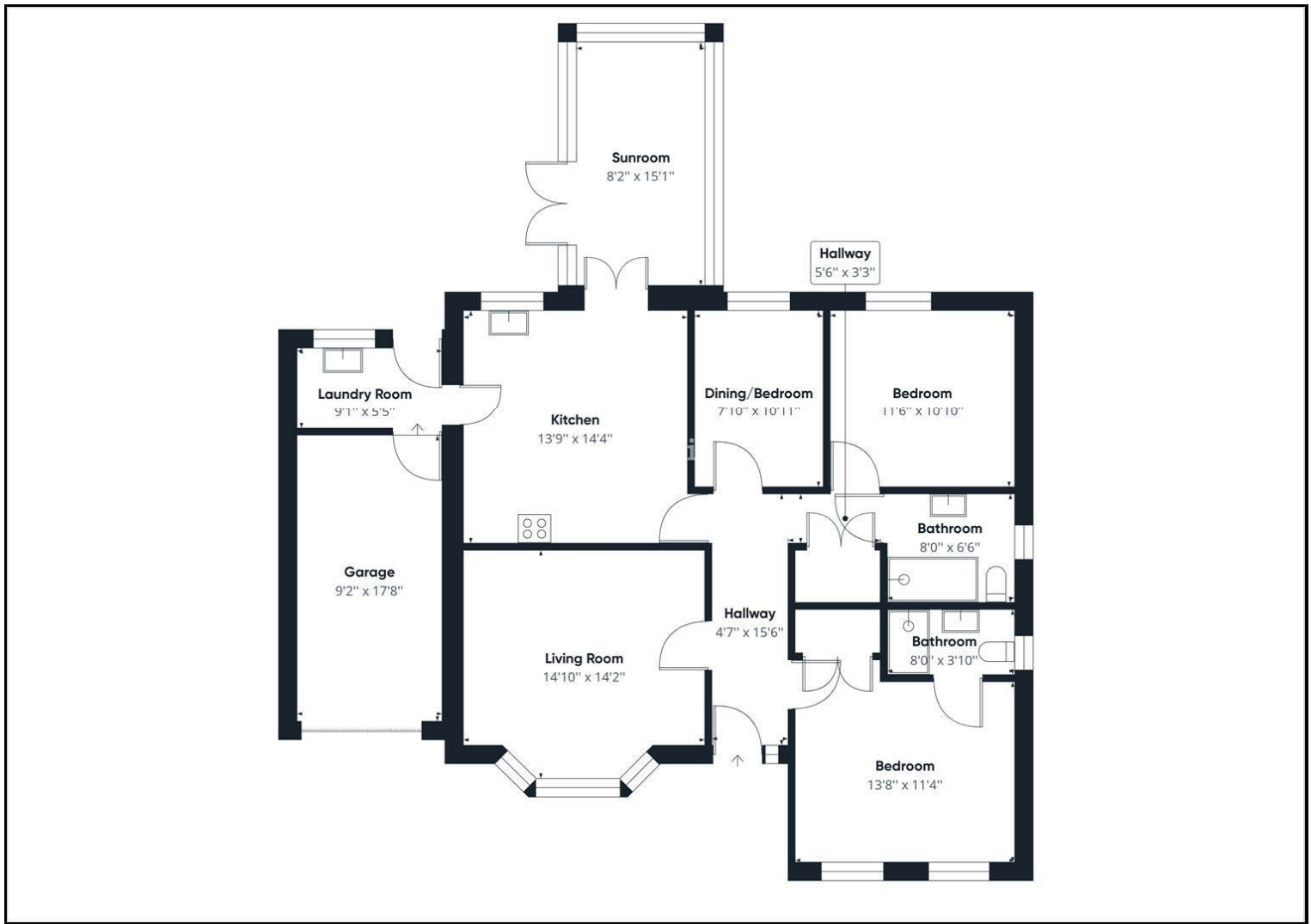
Services - Mains water, electricity, gas and drainage. Gas central heating.

Local Authority - Ceredigion County Council

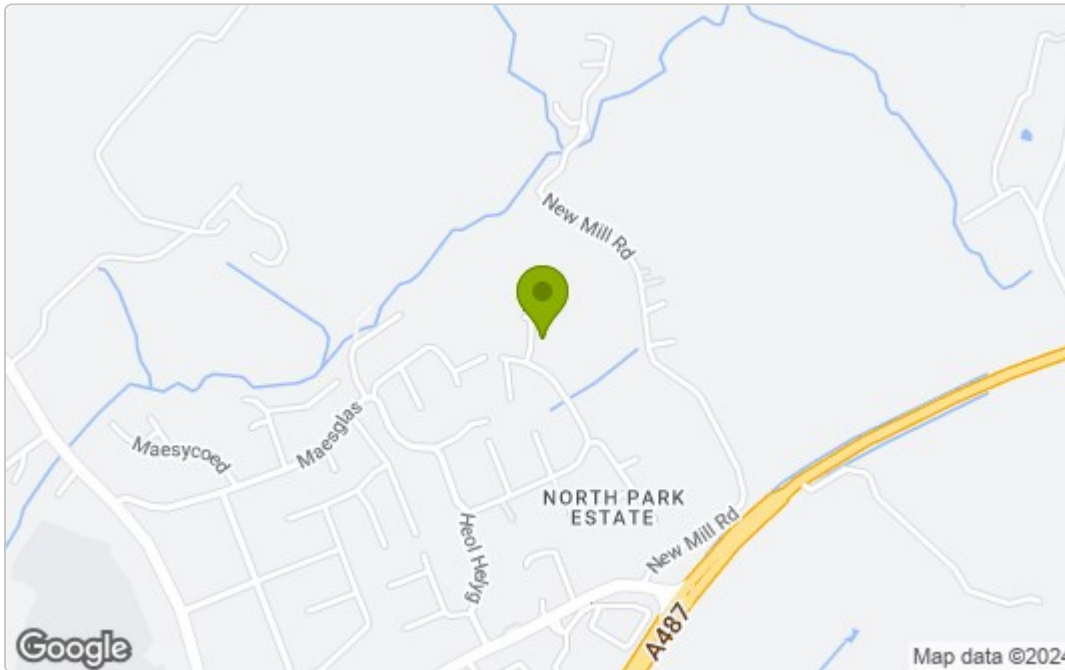
Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion.

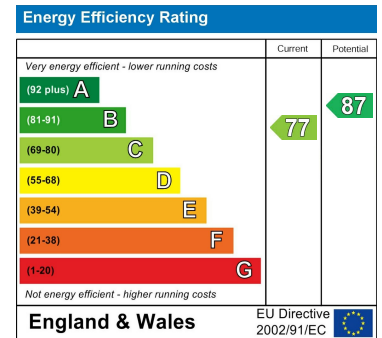
## Floor Plan



## Area Map



## Energy Efficiency Graph



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