



Folly, 54 Dolwerdd Estate, Penparc, SA43 1RF

£265,000

A modernised Three Bedroom Bungalow situated in the favoured village location of Penparc, just a short distance from Cardigan. The accommodation comprises: Hall, Living Room, Kitchen/Diner, Three Bedrooms and a Shower Room. Externally, there is Parking, Garage, Gardens To Three Sides with a Summer House.

Situation

Situated in the popular village of Penparc within walking distance of 2 petrol stations, both having convenience shops for everyday goods. Cardigan Town is approximately 2 miles south and offers a wider range of amenities and services.

Upvc entrance door to:-

Hall



Tiled floor, access to loft, double panel radiator, built-in airing cupboard with shelving and radiator.

Living Room



Double glazed window to the side, sliding patio doors to the rear garden, tiled flooring, double panel radiator.

Kitchen



Having a range of wall and base units with worktop surfaces over, single drainer sink unit, built-in Cooke and Lewis induction hob with extractor hood over, Hotpoint eye level double oven, plumbing for washing machine, double glazed windows to the side and rear, tiled floor, part tiled walls, double panel radiator, door to the rear.

Bedroom One



Tiled floor, double glazed window to the front, double panel radiator.

Bedroom Two



Tiled floor, double glazed window to the front, double panel radiator.

Bedroom Three



Tiled floor, double glazed window to the side, double panel radiator.

Shower Room



Corner shower cubicle, vanity wash hand basin, WC, tiled floor and walls, heated towel rail, frosted double glazed window to the side.

Externally



To the front of the property there is a hard standing driveway providing off-road parking. The gardens sweep around the front and side of the bungalow and is mainly laid to lawn. Gated access both sides lead to the rear where there is an enclosed rear garden which comprises patio area, artificial grass and lawn. Summer house with electric connection, outside electric sockets, There is an external oil fired boiler which services the central heating and domestic water.

Garage

With up-and-over door, pedestrian double glazed side door, power and lighting.

Services, etc.

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

Local Authority - Ceredigion County Council

Property Classification - We believe the property to be Band C.

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///foggy.dunes.remix

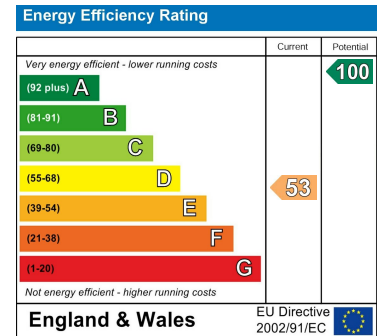
Floor Plan



Area Map



Energy Efficiency Graph



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