



42 Dolwerdd Estate, Penparc, SA43 1RF

£249,950

Detached 3 bedroom bungalow on a mature and pleasant cul-de-sac.
Off road parking to the fore and private lawned garden to the rear & side

New Kitchen & Bathroom

Near to a bus route.

Situation

Penparc is a popular residential village approx. 2 miles from nearby Cardigan town and approx. 3 miles from the Cardigan Bay Coastline at Gwbert and Mwnt.

Dolwerdd is a private residential estate of similar bungalow properties which is accessed from Feidr Tywod, a short distance from the A487 Cardigan to Aberystwyth coast road.

The village has 2 Petrol Forecourts with convenience Shops, and a Junior School approx. 1/2 mile away. Regular bus services connect to Cardigan which has the usual rural market town facilities including, Places of Worship, Junior & Secondary Schools, College of Further Education, Post Office, High Street, Banks, National & Family run Businesses, Leisure Centre, Swimming Pool, Theatre and Library etc. The larger centre of Carmarthen is within 1 hours drive.

The spectacular West Wales Coastline is nearby with numerous beaches and coves within 15 miles. To the South are the famous Preseli Mountains of North Pembrokeshire.

Entrance Porch

Entrance Hallway

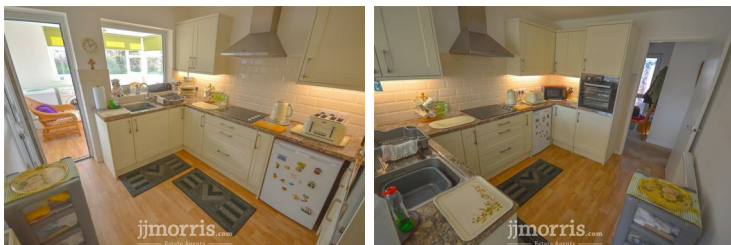
With radiator, access to the loft, together with a shelved airing cupboard with radiator, doors to:-

Living Room with Dining Area 22'1" x 10'10" (6.73m x 3.30m)



A generous room, enjoying a double aspect with electric fire and radiator. There is ample space for a dining area if desired.

Kitchen 10'7" x 8'10" (3.23m x 2.69m)



Newly installed, having a range of base and wall units with complimentary work top surface over, inset stainless steel sink unit and drainer, ceramic hob with extractor fan over. Electric oven, uPVC door to:

Sun Room 10'11" x 8' (3.33m x 2.44m)



Overlooking the rear garden, incorporating plumbing for automatic appliances and tumble dryer outlet, radiator and door to the garden.

Bedroom 1 11'1" x 9'1" (3.38m x 2.77m)



Double room to the fore with radiator.

Bedroom 2 10'9" x 8'8" (3.28m x 2.64m)

Overlooking the fore with radiator.

Bedroom 3 7'8" x 7'1" (2.34m x 2.16m)

With radiator and window to the rear.

Bathroom



Newly Installed. Corner shower unit, low flush W.C., handwash basin, uPVC window to the rear.

Garage 17'4" x 8'8" (5.28m x 2.64m)

Housing the Worcester oil fired combination boiler, pedestrian access to the rear with an up-and-over door. Power and light connected.

Garden



The concrete driveway provides off road parking and a lawned garden is also seen to the fore. Nicely proportioned garden to the rear, laid to lawn with timber shed, patio area and oil tank.

Services, etc.

Services - Mains electric and drainage. Oil fired central heating.

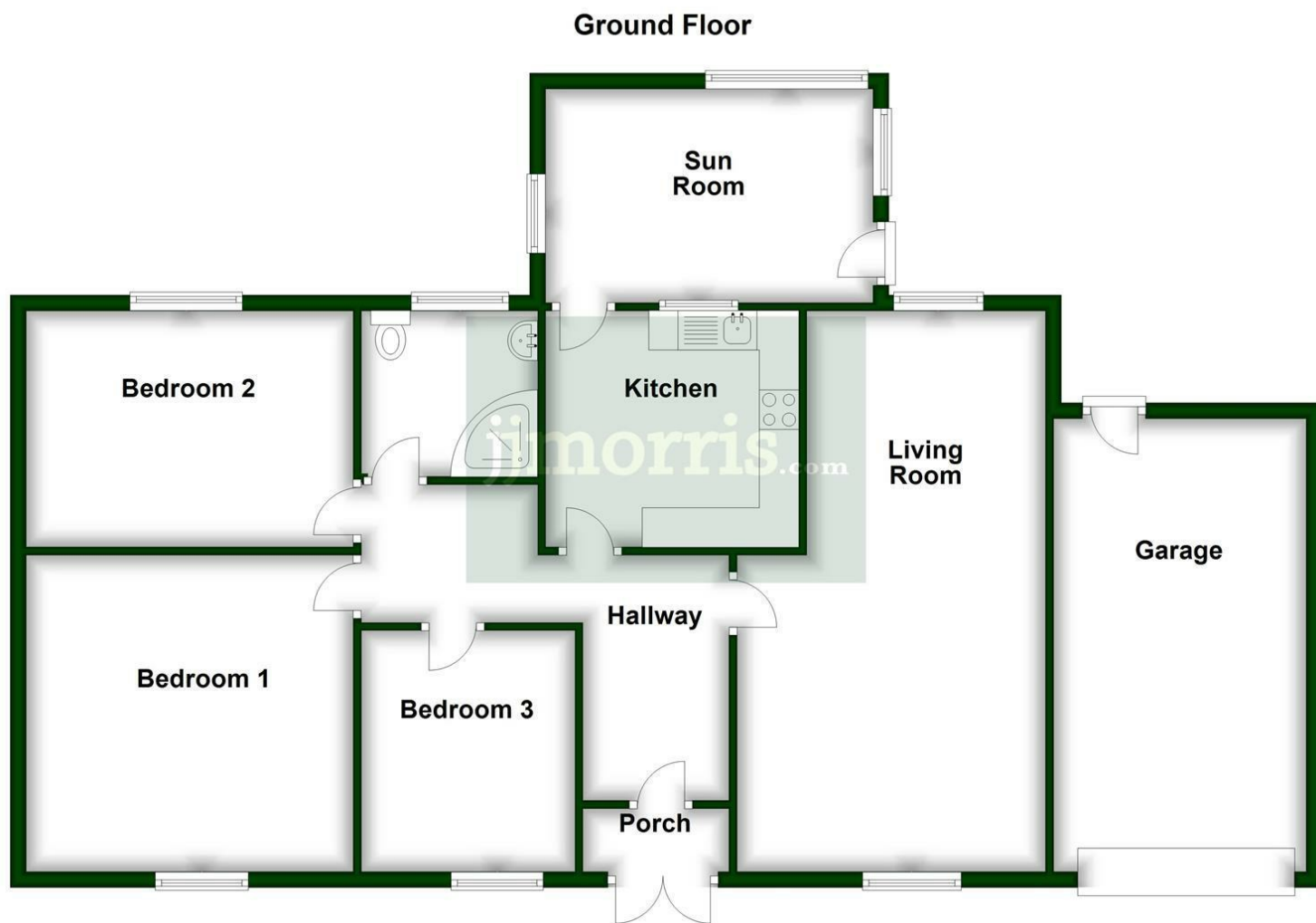
Local Authority - Ceredigion County Council.

Property Classification - Band D. (Internet data)

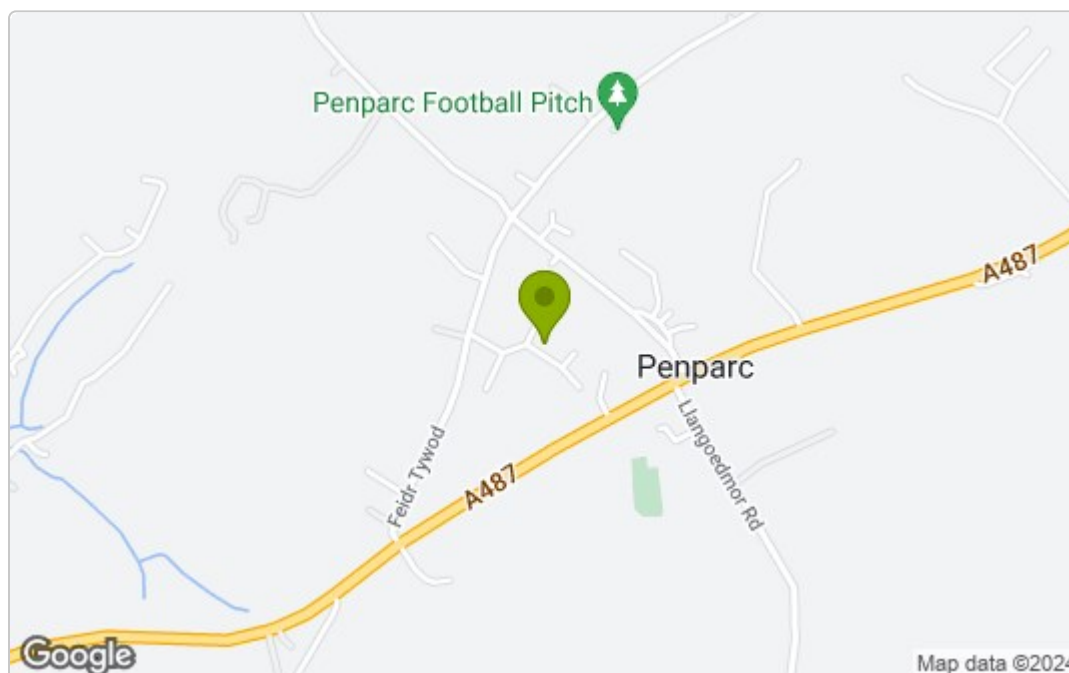
Tenure - Freehold.

What3Words - ///trash.racetrack.unable

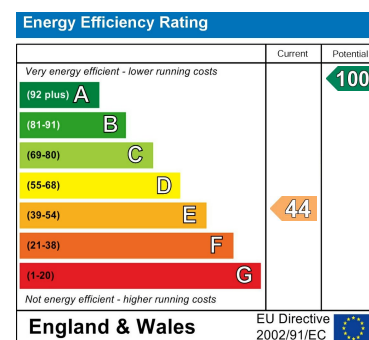
Floor Plan



Area Map



Energy Efficiency Graph



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