



Maes Yr Haf 4 Penllain, Penparc, SA43 1RJ

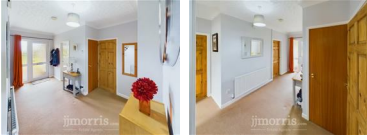
£325,000

A deceptively spacious Three Bedroom Detached Bungalow in the favoured village of Penparc.

The accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Utility Room, W.C, Three Bedrooms, Shower Room and Integral Garage. Outside there is 'Off Road' Parking and lawned Gardens to the front, with a good sized Rear Garden. The property is situated at the village of Penparc which has 2 garages and stores selling everyday basic goods, also benefiting from frequent bus services to Cardigan and beyond.

The West Wales market town of Cardigan is just over a mile away or so and provides a good range of local shops, educational establishments, recreational facilities, places of worship etc. The Ceredigion Coast Line is a short drive away with the National Trust Beaches of Mwnt, Aberporth and Tresaith.

Entrance Hall 15'9" x 8'4" (4.80m x 2.54m)



Entered via a Upvc door to the front with matching side panel, radiator, built-in airing cupboard and hot water cylinder, doors to:-

Living Room 17'2" x 15'1" (5.23m x 4.60m)



Upvc double glazed bay window to the front, electric fire with surround, radiator, wall lights, door to hallway.

Dining Room 13'4" x 10' (4.06m x 3.05m)



Upvc double glazed sliding doors to the rear conservatory, laminate flooring, radiator, door to kitchen.

Conservatory 13'10" x 7'6" (4.22m x 2.29m)



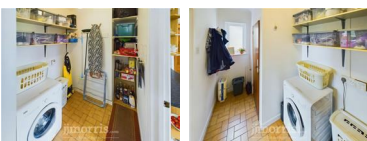
Upvc double glazed windows, Upvc double glazed door to garden.

Kitchen 12' x 11'1" (3.66m x 3.38m)



Having a range of fitted base units with worktop surfaces, double drainer sink unit, space for cooker, ceramic hob, extractor hood, tiled splashbacks, Upvc double glazed window to the rear, radiator, uPVC door to the side, door to:-

Utility 9'9" x 6'3" (2.97m x 1.91m)



Tiled floor, plumbing for washing machine, Upvc double glazed window to the side, door to:-

Cloakroom



Tiled floor, WC, wash hand basin, frosted Upvc double glazed window to the side.

Returning to the hall, doors to:-

Bedroom One 12'5" x 10'8" (3.78m x 3.25m)



Upvc double glazed window to the front, radiator, built-in wardrobe.

Bedroom Two 11'8" x 10'11" (3.56m x 3.33m)



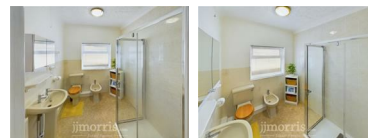
Upvc double glazed window to the rear, radiator.

Bedroom Three 10' x 7'10" (3.05m x 2.39m)



Upvc double glazed window to the rear, radiator.

Shower Room 8' x 7'1" (2.44m x 2.16m)



Large walk-in shower cubicle, WC, bidet, pedestal hand wash basin, part tiled walls, frosted Upvc double glazed window, radiator.

Externally



To the front is a part shared hardstanding driveway and front lawn with shrubs bordering. Gated side access leads to the rear south facing garden with good sized patio and large lawn. 2 garden sheds and a greenhouse.

Garage 16'11" x 9'10" (5.16m x 3.00m)

With up-and-over door, housing the Valiant combination gas fired boiler servicing the domestic hot water and central heating system, access to loft space, Upvc door and window.

Services, etc.

Services - Mains water, electricity and drainage connected.

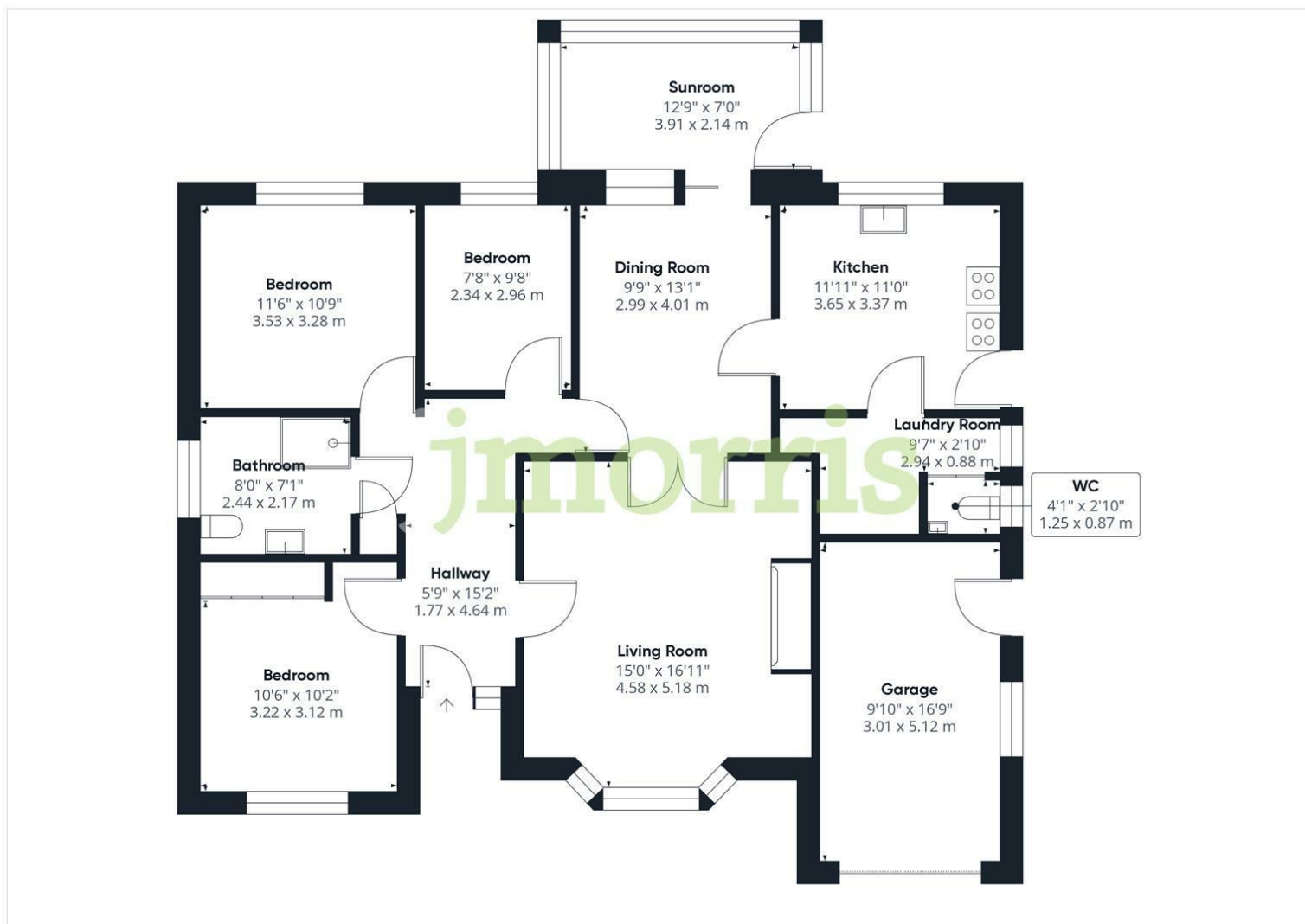
Gas central heating.

Local Authority - Ceredigion County Council

Property Classification - Band E.

Tenure - Freehold and available with vacant possession upon completion.

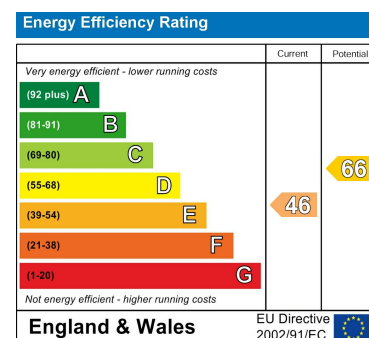
Floor Plan



Area Map



Energy Efficiency Graph



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