

Approx Gross Internal Area
172 sq m / 1854 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E' Ceredigion County Council

ref: LW/LW/11/23/OK/LW

FACEBOOK & TWITTER

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG

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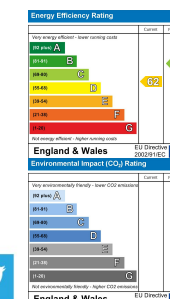


Hafan Glyd Caemorgan Road, Cardigan, Ceredigion, SA43 1QU

- ****No Onward Chain****
- **Four Bedrooms**
- **Level Garden to Front & Rear**
- **Close to Cardigan Town**
- **Oil Central Heating & Solar Panels**
- **Detached Bungalow**
- **Two Reception Rooms**
- **Off-Road Parking**
- **Integrated Garage**
- **EPC Rating: D**

Price £325,000

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The Agent that goes the Extra Mile





A well presented detached bungalow situated in a convenient location just outside Cardigan town centre, approximately 1 mile away, which has a range of amenities all an easy walk or a short drive away. Benefitting from four bedrooms, two reception rooms, ample off-road parking and a level garden to the front and rear.

This property has no onward chain and would make an ideal retirement or family home.

The accommodation briefly comprises: a glazed entrance porch with internal door leading into the L-shaped entrance hallway, with doors either side immediately leading to the Master Bedroom and en-suite shower room on your left or bedroom four to your right, both bedrooms have windows overlooking the front garden. The next door on the left is a useful W/C with toilet and wash hand basin. Further along to the left is the dining room with door leading into the kitchen which has matching wall and base units, a range electric cooker with gas hob and a sink with a lovely view over the garden to the rear. There is a door to the external side passage providing access to the front and rear of the property and internal doors lead to the utility room and integral garage. The dining room and the third bedroom immediately next door also enjoy views of the rear garden.

The living room has an open fire with a feature surround and a sliding double door allows access to the conservatory, light fills this space ensuring that you can enjoy the outdoors regardless of the season!

There is a family sized bathroom that features a separate bath and shower, tiled floor, and partial tiled walls and is located next to bedroom two which has fitted wardrobes and a window overlooking the front garden. The property benefits from owned solar panels and is double glazed throughout, and the kitchen has underfloor heating.

Externally, the property is approached via a gated tarmac driveway, offering off road parking for multiple vehicles as well as the integral garage.

There is a level front lawn with shrub border and some trees, access is possible both sides of the property leading to the rear garden, again with a level area laid to lawn, raised planters, apple trees and a patio, the perfect spot for outdoor entertaining.

Viewing is highly recommended!



DIRECTIONS

Directions: From Cardigan, proceed north on the A487 carriageway towards Penparc. As the carriageway narrows, turn left onto Caemorgan Road and proceed for a short distance and the property will be located on your right side denoted by our For Sale Sign. What 3 Words Reference - [///lakeside.newlyweds.cargo](http://lakeside.newlyweds.cargo)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.