



## **Maes Yr Haf, 4 Penllain, PENPARC SA43 1RJ**

**Offers in the region of £275,000**

**Spacious Bungalow  
Lovely Position & Garden  
Flowing Accommodation  
Perfect For A Family Or Couple  
Popular Village**

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**DD/WJ/79205/131120**

## **DESCRIPTION**

A spacious and delightful 3 bedroom detached bungalow situated in the popular village of Penparc, approx 1.5 miles north from Cardigan town. The accommodation provides generous and naturally bright rooms which are all extremely well kept and presented, ideal for a family or couple. The rear garden is particularly pleasing being of a good size and mature with lovely privacy. Viewing is essential to appreciate all the many appealing features on offer.

EER - TBC

## **SITUATION**

The property is situated at the village of Penparc which has 2 garages and stores selling everyday basic goods. 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 frosted door to front with matching side screen, radiator, built-in airing cupboard

and hot water cylinder, doors to;

## **DINING ROOM**

13'4 x 10' (4.06m x 3.05m)

Double glazed sliding patio doors to rear conservatory, wood laminate flooring, radiator, door to kitchen, glazed double doors to;

## **LOUNGE**

17'2 x 15'1 (5.23m x 4.60m)

Double glazed bay window to front, electric fireplace with attractive surround, radiator, door back to hallway.

## **CONSERVATORY**

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

Double glazed windows around with views into the garden, double glazed external door.

## **KITCHEN**

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

Double glazed window to rear enjoying views of the garden, double drainer sink unit, space for cooker, extractor hood, part tiled walls, radiator, double glazed external door to side, range of fitted wall and base units with worktop over, door to;

## **UTILITY**

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

Tiled floor, plumbing for washing machine, shelving, double glazed window to side, door to;

## **CLOAKROOM**

Tiled flooring, WC, wash hand basin, frosted double glazed window to side.

## **BEDROOM 1**

11'8 x 10'11 (3.56m x 3.33m)

Double glazed window to rear enjoying views of the garden, radiator.

## **BEDROOM 2**

12'5 x 10'8 (3.78m x 3.25m)

Double glazed window to front, radiator, built-in wardrobe.

## **BEDROOM 3**

10' x 7'10 (3.05m x 2.39m)

Double glazed window to rear, radiator.

## **SHOWER ROOM**

8' x 7'1 (2.44m x 2.16m)

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

## **EXTERNALLY**

To the front of the property is a part shared hardstanding driveway and mature front garden laid mainly to lawn with shrubs bordering. There is an area where the sunken gas cylinder is located. Access leads up to the **GARAGE - 16'11 x 9'10** with up and over door to the front, access to loft space, pedestrian door, window and housing the Valiant combination gas fired boiler servicing the domestic hot water and

central heating system. Gated side access leads to the rear where there is a beautiful garden with a good sized patio and large lawn with mature borders, 2 **GARDEN SHEDS** and a **GREENHOUSE**.

## SERVICES

We are advised that mains water, electricity and drainage are connected to the property.

## VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail [cardigan@johnfrancis.co.uk](mailto:cardigan@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to  
4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Cardigan proceed up the main coast road into the village of Penaprc. Travel up as far as the petrol station found on the right hand side and take a left hand turning on this cross road junction, leading onto Penllain. The property is found down this road on the left hand side identified by our John Francis for sale sign.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**John.  
Francis**