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# 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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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

#### DD/WJ/79205/131120

#### DESCRIPTION

A spacious and delightful 3 bedroom detached bungalow situated in the popular village of 1.5 Penparc, approx north from miles 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 garden rear İS particularly pleasing being of a good size and lovely mature with privacy. Viewing İS 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)

Doublé 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

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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

# **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 the village into 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 Penllain. onto The property is found down this road on the left hand side identified by our John Francis for sale sign.

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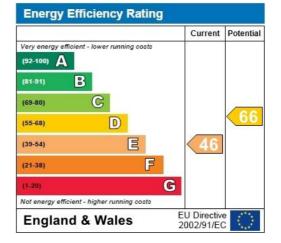














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