



Berllan, Cnwc-Y-Dintir, Cardigan, SA43 1AW

Offers in the region of £323,000



CARDIGAN
BAY
PROPERTIES

EST 2021



Berllan, Cnwc-Y-Dintir, SA43 1AW

- Well presented detached bungalow
- 3 double bedrooms + one en-suite
- Lovely front garden with rear seating areas
- Open plan kitchen – dining area
- Integral garage
- Off road parking
- Popular Cardigan town location
- Only 2 Miles to the coast and beach
- Close to local amenities
- EPC rating: D

About The Property

A beautifully presented 3-bedroom detached bungalow, situated in a sought-after location at the top end of the popular market town of Cardigan, West Wales, within easy access to all this market town has to offer including both the primary and secondary schools, shops, supermarkets and more all within easy driving distance to the Cardigan Bay coast with all its many pretty, sandy beaches and stunning coastal path.

Enter the property up a step into the entrance hallway with oak-engineered wood flooring and doors to the: lounge, bedrooms One and two, and the family bathroom, with storage cupboards that house the gas-fired boiler which services the central heating and hot water. The spacious lounge continues with the wooden flooring and benefits from a large window flooding the area with natural light and overlooking the front garden. There is an electric fireplace situated on a tiled hearth and a modern wooden wall shelf above. Bedroom one is a generous-sized double room with decorative wall paneling, a window looking out to the side of the property, and space for multiple freestanding wardrobes and furniture. The bathroom is of modern design with shower over bath, shower screen, W/C, wash hand basin with storage under, waterproof wall covering on the walls, tiled floor, and frosted window to the rear. Bedroom two is a double room with built-in storage cupboards and a window to the rear. The kitchen/dining area is a lovely open plan design with a tiled floor, windows overlooking the front, matching wall and base units, breakfast bar, one-and-a-half sink and drainer, gas hob, electric waist height (BOSCH) oven and grill, integral dishwasher and space for an American sized fridge/freezer. From the kitchen, there is a door leading to an inner hallway with attractive lino flooring, decorative wall paneling, and doors leading to bedroom three, utility room, cloakroom, and integral garage.

Offers in the region of £323,000



Continued:

Bedroom three is a double room with a window to the rear and an additional on-suite bathroom with W/C, wash hand basin with storage under, and shower with waterproof wall covering, which would make an attractive room for guests for a family member. The utility room is a useful space for any home which continues with the attractive lino flooring with base and wall storage, sink with drainer and space for a washing machine and additional storage. The cloakroom also makes a handy boot room with space to hang the family coats, bags, and store footwear with an external door leading directly out onto the side path by the garage. The attractive lino flooring and decorative wall paneling also continue the theme in this space. From the inner hallway, there is a door with a step down into the garage that has an electric up-and-over door, a side window, and space for storage or other appliances.



Externally:
Externally you approach the property off a private no-through road which leads onto a tarmacked parking area in front of the garage and bungalow offering ample parking for 3+ vehicles. There is a lovely manicured front garden with lawn and established planting and the current owners have also made good use of the space by the front door to add outdoor seating and hot tub area. There are graveled paths leading down both sides of the property which lead around to the back where there is a handy storage shed, additional private seating area, space for hens/chickens and steps up to a raised side garden that has matching gravel and areas of planting.

This is a wonderfully well-presented property that offers all the modern comforts, a must-see for

anyone who wants to live in a secluded part of Cardigan and still be within walking distance of all the town has to offer.

- Entrance Hall
13'10" x 10'4" (max) (4.24 x 3.17 (max))
- Lounge
19'4" x 13'5" (5.91 x 4.09)
- Bedroom 1
14'10" x 11'11" (max) (4.53 x 3.64 (max))
- Bedroom 2
11'10" x 11'5" (+ cupboards) (3.63 x 3.48 (+ cupboards))
- Bathroom
8'2" x 8'4" (max) (2.51 x 2.55 (max))
- Kitchen/Dining Room
19'4" x 10'4" (5.91 x 3.16)

Outer Hallway
3'7" x 15'8" (max) (1.116 x 4.78 (max))

Bedroom 3
10'2" x 8'5" (3.10 x 2.59)

Bedroom 3 en-suit
3'0" x 8'4" (0.92 x 2.55)

Utility Room
5'8" x 6'3" (1.73 x 1.93)

Cloak Room
9'0" x 5'9" (2.76 x 1.76)

Garage
10'0" x 16'0" (3.06 x 4.89)

IMPORTANT INFORMATION:
VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: D (Ceredigion County Council).
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 in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location
BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

VIEWING INFORMATION: The owners have advised us that all the householders share the responsibility of the upkeep of the private road leading to all their properties. There is currently planning in place (Planning Application Reference: : A230532) to Alterations and extension to main house plus new garage/workshop with loft above in a neighbouring property (Llysteg) which backs onto the lane, in front of this bungalow

TD/CY/09/23/OKTR





Directions

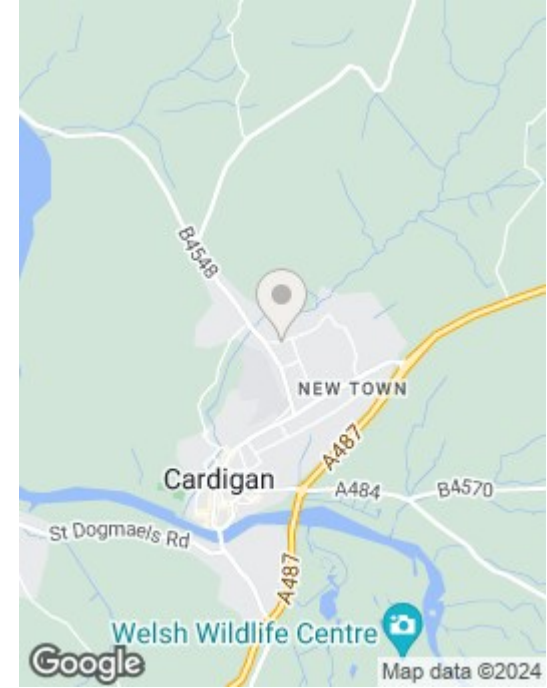
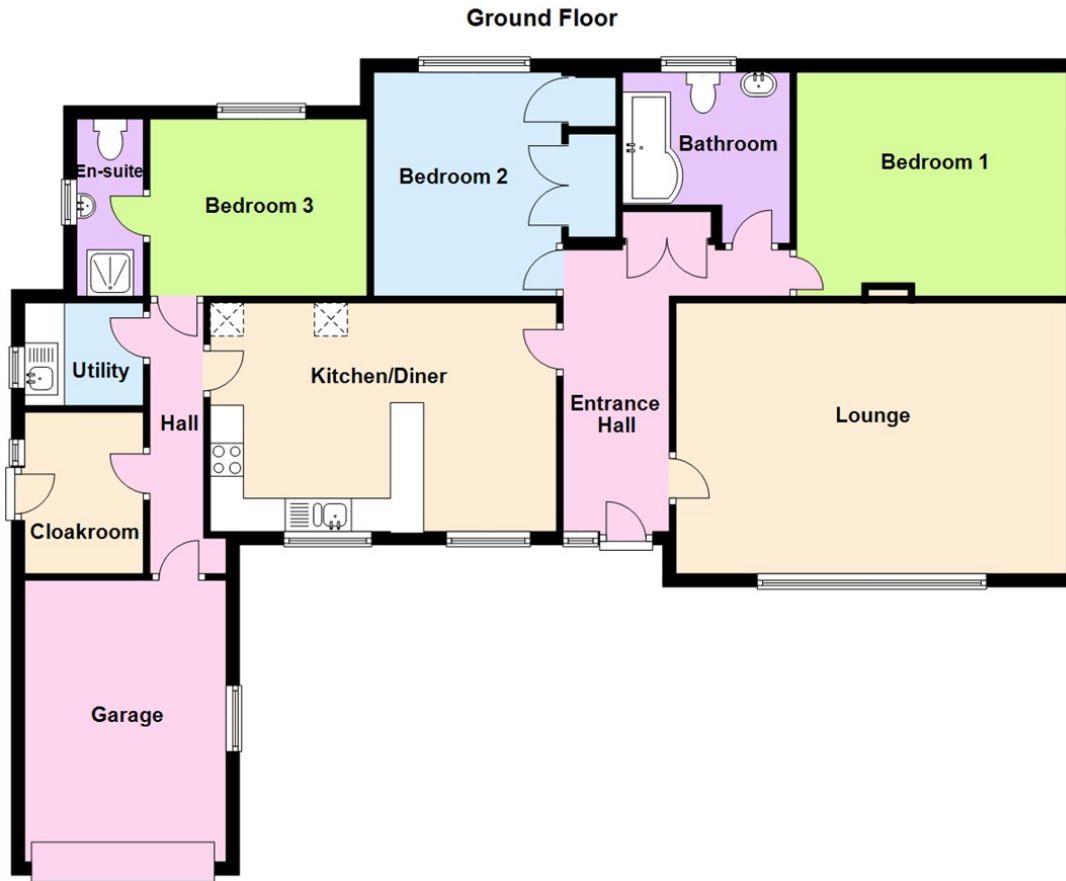
From Cardigan town centre head up the high street heading up North Road towards Tesco. Turn left opposite Aldi onto Greenlands Meadow, continue down to the end of the road then turn left onto Cnwc Y Dintir, turn left down a no-through lane on your left (marked with one of our pointer boards) and the property will be located on the left-hand side.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk

