



The Oaks, Cardigan, SA43 1RG

£375,000



CARDIGAN
BAY
PROPERTIES

EST 2021





The Oaks, Penparc, SA43 1RG

£375,000

- 3 bed detached house built in 2017
- Deceptively spacious with generous sized rooms
- Detached, block built garage and workshop
- Solid Oak flooring on ground floor
- Master en-suite
- Level, enclosed rear garden
- Ample off road parking front and back
- 2.4 miles to Cardigan town
- 3.8 miles to Mwnt Beach and coast
- Energy Rating - D

About The Property

A beautifully presented & deceptively spacious modern house, built in 2017 with ample off-road parking, a detached garage and a detached workshop, sitting in the middle of the semi-rural village of Penparc, close to the market town of Cardigan. Penparc benefits from two petrol filling stations, both of which offer all basic groceries etc, and a primary school to the north of the village and is on a bus route. Only a short drive away is the bustling and ever-popular market town of Cardigan, with its many amenities such as supermarkets, shops, cafes, restaurants, schools etc. The village is only a short drive to the beautiful coastline of Cardigan Bay in this stunning part of west Wales.

Access into the property is off a block paved driveway into the entrance hall. With stairs to the first floor with under-stairs storage, and doors off to a ground floor WC; a spacious lounge with a wood burning stove on slate and tiled hearth with wooden beam over, and windows overlooking the front and side; double doors into the generous kitchen/diner/sitting room. The kitchen area has fitted, matching wall and base units with plate racks and vegetable baskets, a central island, space for a 5-ring gas oven range, an integral dishwasher, a ceramic sink with a drainer, built-in fridge and freezer plus space for a freestanding fridge/freezer if necessary. The dining area has enough space for a dining table and a seating area at the far end with bifold doors opening out onto the rear patio area. This is a lovely place to sit, relax and entertain. From the kitchen, a door leads into the utility room, with matching wall and base units, a sink with a drainer, space and plumbing for a washing machine, wall mounted gas boiler servicing the hot water and central heating, and a door out to the side of the property.

The ground floor of this property benefits from solid oak flooring throughout.



Details continued:

The first floor landing has a useful airing cupboard, and doors leading to three double bedrooms and a family bathroom. The master bedroom is a very generous-sized room with enough space for all your bedroom furniture and a small office area and window to the front. A door from here leads into the en-suite shower room, with a double shower, tiles floor, toilet and wash hand basin. The other two bedrooms are to the rear of the property and both offer lovely

views over the rear garden and the open countryside beyond. The family bathroom has tiled walls and floor, with a corner shower, a bath, a wash hand basin and a toilet.

Externally:

The property is accessed off the main A487 onto a shared driveway, with a block paved drive to the front with a boundary wall, offering parking space for 2/3 cars. The drive continues down the side of the property to double gates which open into the

rear garden and additional gravelled driveway with enough space for another 4 cars or larger vehicles. There are also paths running down both sides of the property to give gated pedestrian access to the rear garden. The rear garden is sectioned off into the driveway, a good-sized patio area outside the dining room doors, with a storage area to the far side, a level lawn area, which is partially fenced off from the driveway, offering a lovely place for a family to play, and at the very end of the garden is another area with a bespoke boat-shaped water feature, and gravel and paths leading to two very useful detached buildings. One is a detached garage, with double doors out to the driveway and a door to the side, this is currently used as a home gym. The second building is a good-sized detached workshop, block built with a cavity wall, and again offers a variety of uses such as a home office area, kids' games room, studio, workshop etc, both buildings have power and lighting and there is water available outside. To the rear of the garage/gym is another wooden garden shed.

This property is deceptively spacious and viewing is a must to fully appreciate its beauty and all that is on offer.

Entrance Hall

18'4" x 6'5"

WC

3'4" x 6'5"

Lounge

18'7" x 19'11" max

Kitchen/Diner

29'11" x 13'1"

Utility Room

6'5" x 7'4"

Landing

6'5" x 12'9" max

Bedroom 1 (Master)

18'7" x 19'11" max

En-Suite

7'5" x 6'5"

Bedroom 2

17'0" x 13'1"

Bedroom 3

13'0" x 12'5"

Bathroom

8'10" x 6'4"

Gym/Detached Garage

24'9" x 9'1"

Detached Workshop

13'8" x 24'3"





IMPORTANT INFORMATION:

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

TAX BAND: F, 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

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/>)

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

COASTAL EROSION RISK: None in this

location

VIEWING INFORMATION: Property is on the side of the A487, within the village 40mph. The property is a modern timber framed construction with block and render. The property has shared access over the driveway down between the two properties to its own back gates, the cost of maintenance of this shared section is shared between the two properties.

HW/HW/11/23/OK













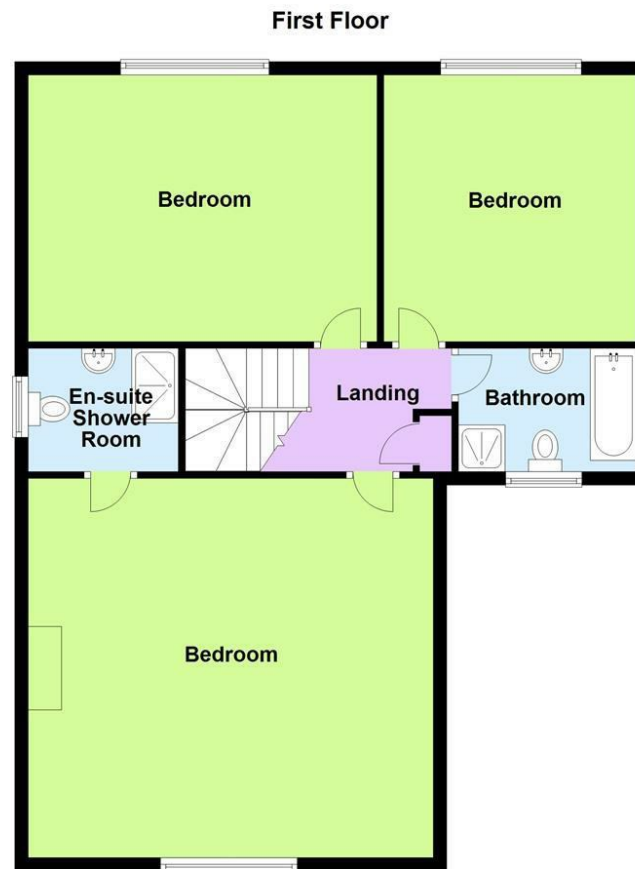
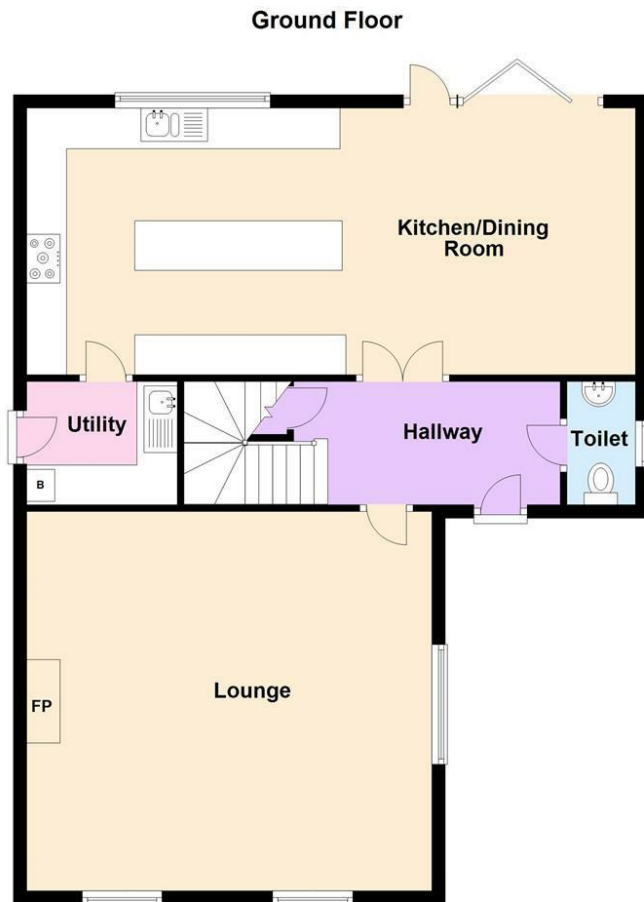
From Cardigan head northwards along the A487 until you reach the village of Penparc, this property is found on the right-hand side about halfway into the village just up a bit from the village play park, denoted by our for sale board.

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.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 67 | 75 |
| England & Wales | EU Directive 2002/91/EC | |

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

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