



11, Heol Y Wern, North Park Estate, Cardigan, SA43 1NE

Offers in the region of £315,000





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- 3 bed detached house
- Generous corner plot
- Enclosed rear garden with access onto New Mill Road
- Walking distance to supermarkets and shops
- 4.9 miles to the beach and coast
- Conservatory and attached garage
- Off road parking to front
- Cul-de-sac location
- Country views to rear
- Energy Rating: D

About The Property

A lovely, detached family home nestled in a spacious corner plot at the top end of a cul-de-sac on the outskirts of and within easy walking distance of Cardigan town centre and all its amenities. Benefiting from ample off-road parking, an attached garage, and a generous, enclosed rear garden with a greenhouse and garden sheds. The popular market town of Cardigan sits on the estuary of the river Teifi with its rich heritage and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands and the many beaches and walks in and around Cardigan Bay in West Wales.

Access to the property is via a step up into the hallway, with stairs to the first floor with storage under, doors off to a ground floor WC (with a toilet and wash hand basin), the kitchen and the lounge/diner. The lounge/diner is a spacious room with a window overlooking the front of the property and sliding patio doors to the rear giving access to the conservatory. There is a small serving hatch from the dining area into the kitchen. The conservatory has a step down into it from the dining area and has a polycarbonate roof, windows overlooking the garden and a door out to the rear patio. The kitchen has matching base and wall units with worktop over, a wall-mounted gas boiler servicing the hot water and central heating, space for a cooker (with extractor over) a sink with drainer, space and plumbing for a washing machine and a dishwasher, storage under the stairs and a door out to the rear porch. The porch has a polycarbonate roof, windows rear and side, a door out to the rear patio and a door into the attached garage. The garage has an electric up-and-over door, power and lighting and a concrete floor.

On the first floor is a landing with an airing cupboard housing the hot water tank with immersion heater, and doors off to three bedrooms and a bathroom.

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Details continued:

Two bedrooms are to the rear of the property both with built-in storage/wardrobes and overlooking the rear garden with views over open fields. The third bedroom is to the front, overlooking the drive and has built-in wardrobes. The bathroom is fitted with a corner bath with an electric shower over it, a wash hand basin and a toilet.



Externally:

The property is found at the top end of a cul-de-sac on a generous-sized corner plot, with a block-paved driveway, offering ample off-road parking for 2-3 vehicles, and has a gravel area to the side which allows for space for more parking to be created if needed. The drive runs to the attached garage, and paths lead to the front door and down both sides of the property to the rear garden, through gates.

The rear garden is a great family space, with a patio area outside the back and conservatory doors. Steps lead up to another patio with a raised decked area perfect for al-fresco dining and entertaining through the summer months. The path continues up the garden with steps up to a useful wooden garden shed, and a greenhouse. The path carries on up to a lawn with a path leading all the way to the top of the garden (passing another wooden shed) where there is a gate giving access out on to New Mill Road.

This is a lovely family home in a very convenient location in the ever-popular market town of Cardigan. Early viewing is advised.

Hallway
12'11" x 7'1" max (3.96m x 2.18m max)

WC
2'10" x 4'5" max (0.87m x 1.37m max)

Lounge/Diner
13'5" x 20'2" max (4.09m x 6.16m max)

Conservatory
15'8" x 7'9" (4.78m x 2.37m)

Kitchen
10'4" x 11'8" max (3.16m x 3.56m max)

Rear Porch
7'10" x 7'7" (2.39m x 2.32m)

Garage
9'6" x 17'8" (2.91m x 5.41m)

Landing
5'8" x 2'10" (1.75m x 0.88m)

Bedroom 1
8'5" x 8'5" (2.59m x 2.59m)

Bedroom 2
12'1" x 8'5" (3.69m x 2.58m)

Bedroom 3
11'4" x 12'2" max (3.47m x 3.71m max)

Bathroom
8'0" x 8'5" max (2.46m x 2.57m max)

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 and mains gas.

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

COASTAL EROSION RISK: None in this location

BROADBAND: Superfast available - Max download speed - 48 Mbps Max upload speed - 8 Mbps PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](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 property is located at the end of a cul-de-sac, There is proposed planning for a development site up New Mill Road that is adjacent to this cul-de-sac application number A240851

HW/HW/11/23/OK





Directions

Head up Cardigan High Street and carry on up Aberystwyth Road. Just before you reach Tesco (on your right) you will see a left turning onto Ger-y-Meini, with signposts to Y Rhos, Heol Helyg, Herol Derw, Heol Bedw, Heol Onnen, Heol y Wern and Heol Gollen. Turn down this road and follow the road going along Heol Helyg, bearing right onto Heol Derw, and then turning right onto Heol y Wern. Carry on all the way down to the end and the property can be seen on the left-hand side, denoted by our for-sale board.

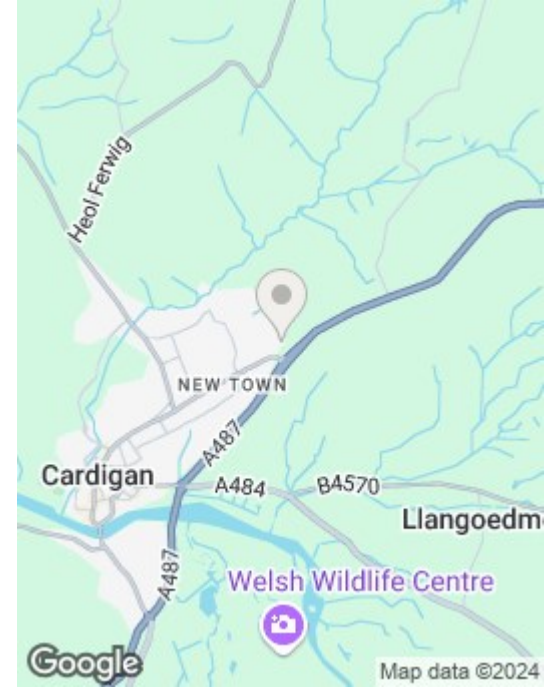
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INFORMATION ABOUT THE AREA:

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		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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