



19, Dolwerdd Estate, Penparc, Cardigan, SA43 1RF

Offers in the region of £260,000



CARDIGAN
BAY
PROPERTIES

EST 2021



19, Dolwerdd Estate, Penparc, SA43 1RF

- 3 Bed detached bungalow
- Modern kitchen and shower room
- Off road parking for around 3 cars
- Walking distance to village shop
- 3.4 miles to Cardigan Town
- Tastefully modernised and updated
- Ample space for conservatory to front (STPP)
- Walking distance to bus stop
- Small cul-de-sac location in semi-rural village
- Energy Rating: E

About The Property

A beautifully modernised, and tastefully updated detached bungalow in a small cul-de-sac in the semi-rural village of Penparc, with off-road parking, a garage (which has been adapted to include a garden store and a utility space) and level gardens front and back. Penparc benefits from two petrol filling stations, both offering all basic groceries, a primary school to the north of the village and being on the bus route. It's only a short drive to the bustling and ever-popular market town of Cardigan, with its many amenities such as supermarkets, shops, cafes, restaurants, schools etc, and an easy drive to the beautiful coastline of Cardigan Bay in this stunning part of west Wales.

Access to the property is up a small ramp to the front door, with a door into a porch with space to hang coats and store shoes. This opens into a hallway (with an airing cupboard housing a WiFi "Ariston" instantaneous electric water heater to heat the water at the property), attic access and doors leading to the lounge/diner, kitchen, three bedrooms and the shower room.

The lounge/diner has ample space for a seating area and a dining table with a fireplace (currently blocked up but could accommodate a wood-burning stove with a little work). There is also enough space at the front of the property to build a conservatory if desired (subject to obtaining the necessary planning consent). The kitchen has been fitted with modern, matching wall and base units, a sink with drainer, a built-in eye-level oven, an electric hob with extractor over, an integrated dishwasher, space for a free-standing fridge/freezer, space and plumbing for a washing machine and a stable door out to the rear of the side of the property. There are two double bedrooms and one single, with one of the doubles benefitting from triple-door fitted wardrobes. And a lovely, modern shower room with a walk-in double shower, vanity sink unit and a toilet.

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Externally:

To the front of the property is a garden area which is easy to maintain, mainly paved with raised planters for flowers with a gateway down the far side to the kitchen door and a path and driveway to the other side, with parking for around three cars, one behind the other. There is a ramp to the front door and the path continues to another gate to the rear garden and to the semi-detached garage.

The garage has been adapted internally to offer garden storage to the front, with up and over door and a door leading out to the rear garden, and a door leading into a room which offers utility space or could make a good home office, or a garden sun room. The rear garden is again easy to maintain being mainly paved with a raised deck area for sitting out and enjoying some outside dining and entertaining, raised flower beds and shrubs, and enclosed with fencing. There are a couple of small steps along the side path up to the kitchen door and on to the gate back to the front of the property.

This is a lovely property in a small exclusive cul-de-sac and will suit a wide variety of buyers.

Porch

3'6" x 3'0" (1.07m x 0.92)

Hallway

8'1" x 9'8" - s shaped (2.48m x 2.96m - s shaped)



Lounge/Diner
22'2" x 10'10" (6.76m x 3.31m)

Kitchen
10'6" x 8'10" (3.22m x 2.71m)

Bedroom 1
10'7" x 8'8" (3.23m x 2.65m)

Bedroom 2
11'1" x 9'1" max - inc wardrobes (3.40m x 2.78m max - inc wardrobes)

Bedroom 3
7'9" x 7'4" (2.38m x 2.24m)

Shower Room
6'10" x 5'7" (2.09m x 1.71m)

Garden Storage
8'11" x 8'3" max (2.73m x 2.54m max)

Pot Home Office/Garden Room
9'8" x 7'8" max (2.96m x 2.35m max)

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

TAX BAND: - D - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-road parking for about 3 cars

PROPERTY CONSTRUCTION: Traditional Build

BUILDING SAFETY - (Eg any unsafe cladding etc) None that the owners are aware of.

RESTRICTIONS: (e.g. listed building, covenants, restrictions of use, use of land etc) None that the owners are aware of.

RIGHTS & EASEMENTS: None that the owners are aware

of.

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: None that the owners are aware of.

ACCESSIBILITY/ADAPTATIONS: Ramp into front door, shower room.

COALFIELD OR MINING AREA: Not that the owners are aware of.

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

SERVICES:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING SERVICES:

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Modern Electric heating with Ariston electric water heater

BROADBAND: Superfast available - Max download speed - 61 Mbps Max upload speed - 14 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 available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

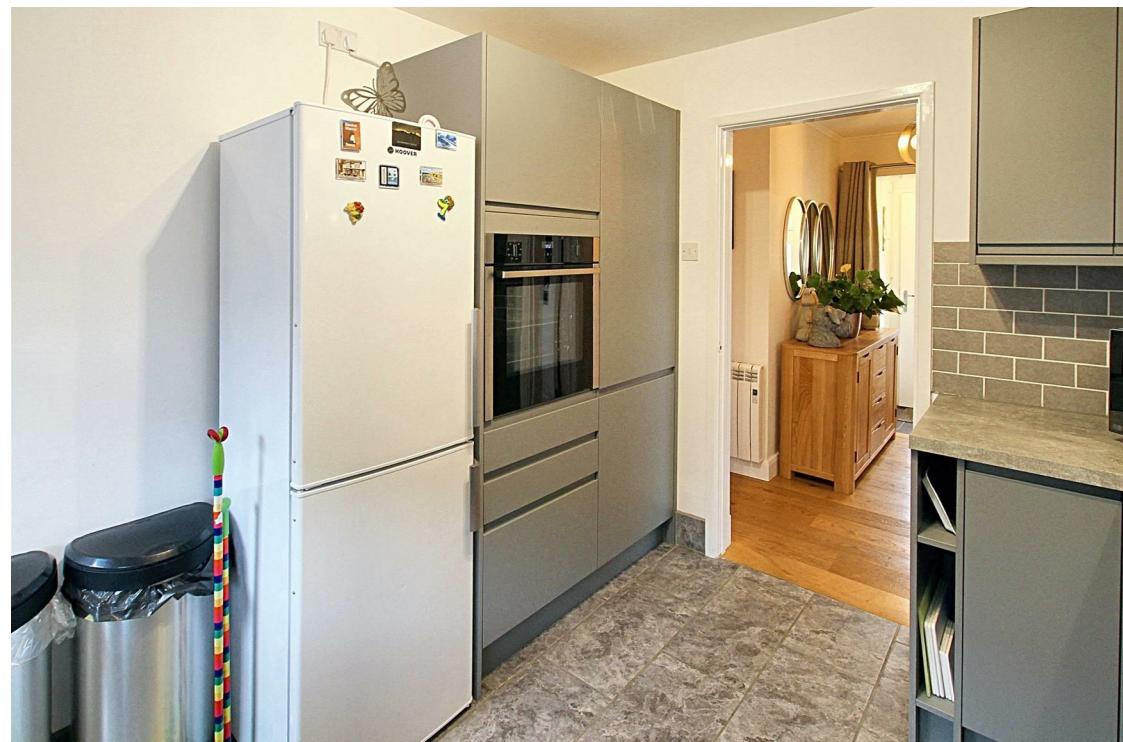
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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

VIEWING INFORMATION: Please ensure you read the Important Essential Information and the Services paragraphs which detail all the important facts you need to be aware of prior to viewing. The property is currently going through probate & it's on a small cul-de-sac

HW/HW/01/24/OKTR





Directions

From Cardigan head northwards along the A487 until you reach the village of Penparc, As you enter the village take the first turning left, and continue on this road until you reach the entrance to the cul-de-sac Dolwerdd Estate on your right, turn into the cul-de-sac and follow the road. Take the second left and the property is last but one on the left-hand side (with no conservatory in the front).

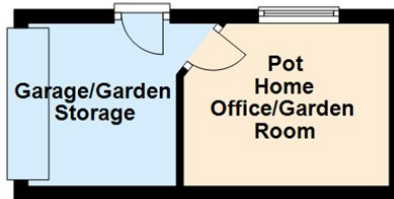
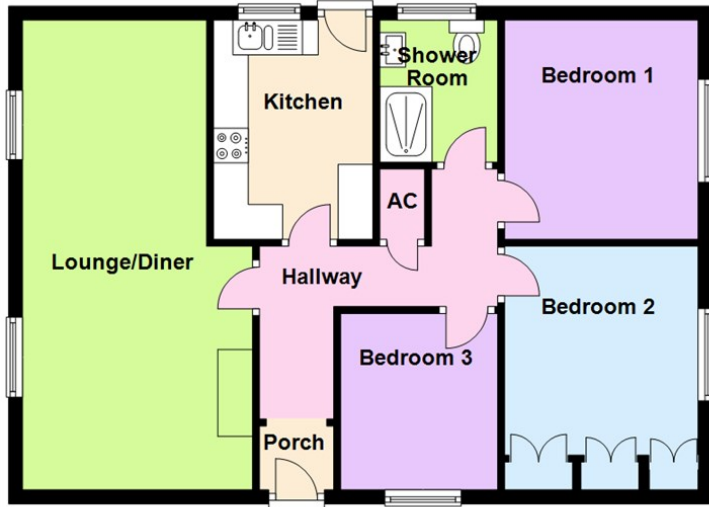
INFORMATION ABOUT THE AREA:

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.



Ground Floor



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	43	
(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.

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