



Plas Bwmpwr, Cardigan, SA43 1RD

Offers in the region of £360,000



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- Modern detached dorma bungalow
- Spacious kitchen/dining room
- Approx. 2 miles to Cardigan town
- Off road parking for 2 cars plus detached garage
- Solar panels
- 4 bedrooms, 3 with en-suite
- Popular Penparc village location
- 3.8 miles to Mwnt Beach and coast
- Gardens to front & rear
- EPC Rating : B

## About The Property

Welcome to this stunning property located in the picturesque village of Penparc, close to Cardigan. This beautiful modern dorma-bungalow offers a perfect blend of style and functionality, ideal for those looking for a comfortable and spacious home. 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.

As you step into the double-height hallway, you are greeted by a sense of grandeur that leads you to the spacious lounge, perfect for relaxing or entertaining guests. The substantial modern kitchen diner is a true highlight, featuring a breakfast bar, a range of base and wall units, an integral fridge freezer, and a dishwasher. The dining area with French doors opening out to the rear garden is perfect for enjoying meals with a view overlooking your garden and the woodland beyond.

Convenience is key in this property, with a utility room located off the kitchen providing easy access to the outdoors. The ground floor also boasts a bedroom with an en-suite, a separate W/C, and an additional bedroom that could also serve as an office space.

Moving to the first-floor, storage space on the landing ensures that everything has its place with a double cupboard. You will find two more bedrooms, both with en-suites for added privacy and comfort. The master bedroom is a true retreat, complete with a walk-in wardrobe and ample space to unwind after a long day.



Continued;  
Externally, you arrive at this property via a tarmacked driveway leading you to the detached garage, with parking for 2 cars as well as the garage, this also gives you turning space to the front of the property which is brick paved, the entrance has a covered area in front of the doorway, sheltering you when needed, also to the front of the home is a lawn garden and is bounded by mature hedging and fencing, to the rear of the property is a private lawn garden,

overlooking a small woodland to the rear and a field to the side, there are flower beds and a paved patio area ideal for relaxing and enjoying the garden and its surroundings, or for al-fresco dining.

This property offers a perfect combination of modern living and practicality, making it an ideal choice for anyone looking for a stylish and comfortable home in a charming village setting. Don't miss the opportunity to make this spacious bungalow your own and

enjoy the best of village living in Penparc,  
Cardigan.

Hallway  
15'8" x 12'6" (max)

Lounge  
19'6" x 16'2" (max)

Kitchen/Dining Room  
22'0" x 11'10"

Utility Room  
11'11" x 5'9"

WC  
7'0" x 3'1"

Bedroom 1  
12'8" x 7'7" (max)

Bedroom 2  
13'8" x 11'5"

En-suite  
7'3" x 5'3"

Landing  
19'5" x 8'8" (max)

Bedroom 3  
20'11" x 13'8" (max)

En-suite  
12'9" x 4'9"

Bedroom 4 / Master  
20'11" x 19'6" (max)

Walk-in Wardrobe  
6'1" x 3'2"

En-suite  
9'6" x 6'8"

Detached Garage  
15'7" x 8'7"

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

COUNCIL TAX BAND: - Ceredigion County  
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage  
Parking

PROPERTY CONSTRUCTION: Traditional  
Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar  
Electricity

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Connected - TYPE -  
Standard \*\*\* need to add in speeds eg -  
up to 6 Mbps Download, up to .70 Mbps  
upload \*\*\* FTTP, FTTC, . - 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 INTERNAL:Signal Available, limited , 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/))

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. This property is located next to the coastal

road A487, and is going through probate. Please read the important essential information regarding this property.

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

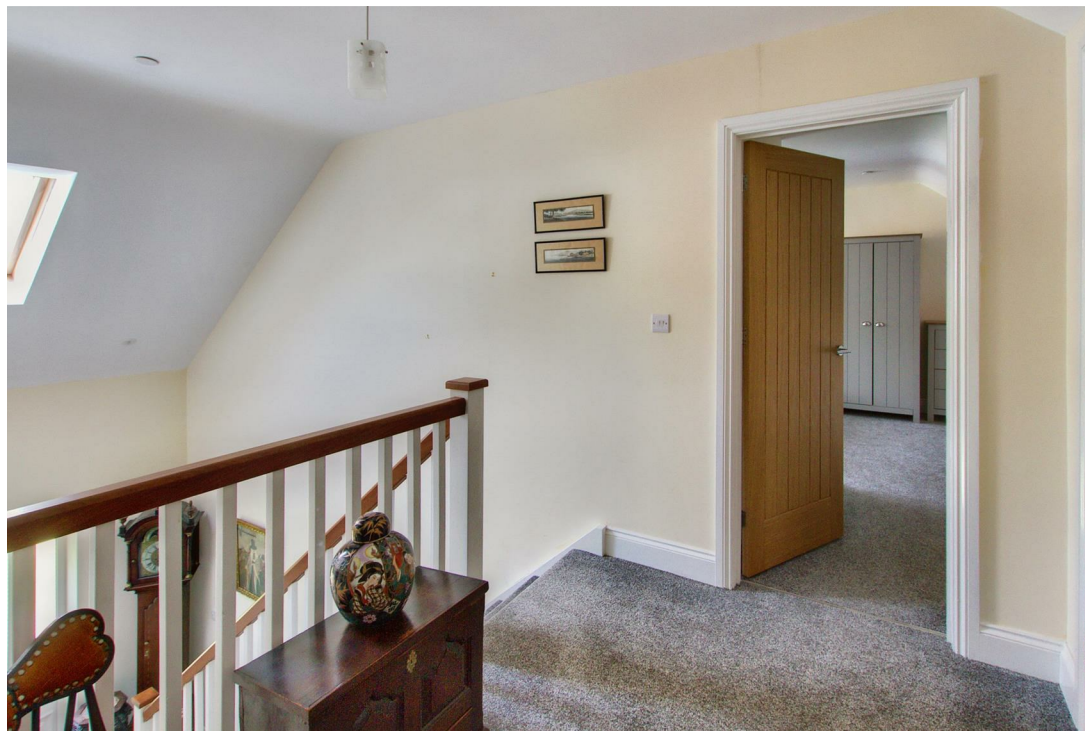
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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.

TR/TR/06/24/OK/TR















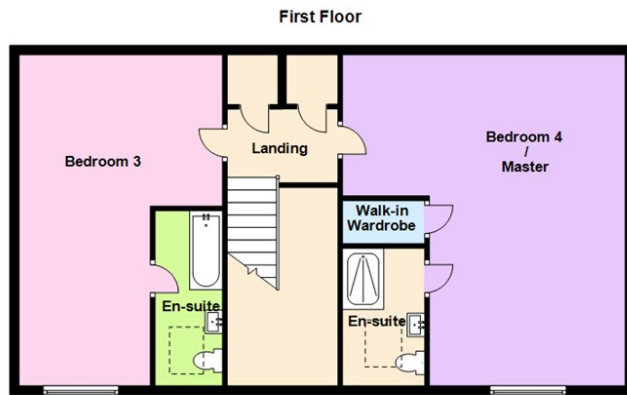
From Cardigan head northwards along the A487 until you reach the village of Penparc, approx in the middle love the village you will see the bus stop on your right and this property is found on the right-hand side, denoted by our for sale board (it is the first of the 2 new builds).

#### 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) <b>A</b>	<b>89</b>	<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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