



7, Pennar Road, Parcllyn, Cardigan, SA43 2DG

Offers in the region of £170,000

 2  1  1  E



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- Semi Detached House
- Attached garage
- Patio & Decking
- In need of modernisation
- Village location
- 2 Double bedrooms
- Gardens
- Coastal location
- 2 min drive to Aberporth beach
- EPC rating : E

About The Property

A 2-bedroom semi-detached house, in the sought-after coastal village location of Parcllyn, being less than a mile walk to the popular beaches at Aberporth, and within easy access to the Cardigan Bay coastline in west Wales, this property offers the very best of country and coastal living for families and retirees alike. Nearby Aberporth offers a primary school, pubs, village shops, a chemist, and more. And a short 6-mile drive down the coast takes you to the popular market town of Cardigan with all its amenities.

As you approach, you're greeted by the convenience of an attached garage with parking space to the front, ensuring that you always have a secure place for your vehicle.

Upon entering through the front door via a useful porch, you find yourself in a hallway with stairs leading to the first floor. To the front is the kitchen, a space with great potential but in need of modernization. It features some base units, providing storage options, and room for a cooker, there is a one and a half stainless steel sink and drainer, and a door leading to the rear patio and decked area, offering easy access to the garden.

Continuing through the hallway, you'll find the spacious lounge to your right. The lounge is flooded with natural light, thanks to French doors that open up to the rear garden, creating a seamless connection between indoor and outdoor living, and there is also a window to the front.

Heading upstairs, the hallway leads to two double bedrooms, one to the front of the house and one located at the rear of the home overlooking the gardens below. An airing cupboard provides convenient storage space for linens and other essentials. The bathroom is adjacent, equipped with a toilet, sink, and a bath with a shower over it.

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Continued:

The attached garage, accessible through an up-and-over door at the front, provides secure parking. It also features French doors at the back, creating the possibility of using the garage as a versatile space. A skylight adds a touch of natural illumination.

Stepping into the rear garden, you'll find a well-designed outdoor space. A decked area offers a charming spot for outdoor dining or relaxation, while a patio area provides versatility for various outdoor activities. The lawn adds a touch of greenery, complemented by a wooden garden shed for additional storage at the end of the garden which is next to an enclosed small area with raised beds adding a touch of gardening potential.

In summary, this 2-bedroom semi-detached house offers a blend of functionality, potential for modernization, and a delightful outdoor space, making it a wonderful place to call home.

Porch

10'0" x 3'3" (3.054 x 1.006)



Hall
7'7" x 7'8" (2.334 x 2.348)

Lounge
17'3" x 12'11" (5.282 x 3.943)

Kitchen
10'2" x 7'9" (3.109 x 2.363)

Landing
11'8" x 6'0" (3.572 x 1.837)

Bedroom 1
15'0" x 8'2" (4.575 x 2.490)

Bedroom 2
14'9" x 8'11" (4.516 x 2.721)

Bathroom
6'1" x 5'11" (1.859 x 1.808)

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

TAX BAND: - C Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

BUILDING SAFETY - none

RESTRICTIONS: None that the owner has informed us of

RIGHTS & EASEMENTS: The drainage pipes run

along the rear of the properties

FLOOD/COASTAL EROSION RISK: None

PLANNING PERMISSIONS: None that the owner has informed us of.

ACCESSIBILITY/ADAPTATIONS: None

COALFIELD OR MINING AREA: None that the owner has informed us 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: Oil

BROADBAND & MOBILE SIGNAL/COVERAGE: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <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. Parcllyn is home to an ex MOD base, now owned and operated by Qinetiq (<https://www.qinetiq.com/en/>) which is a British multinational defence technology company.

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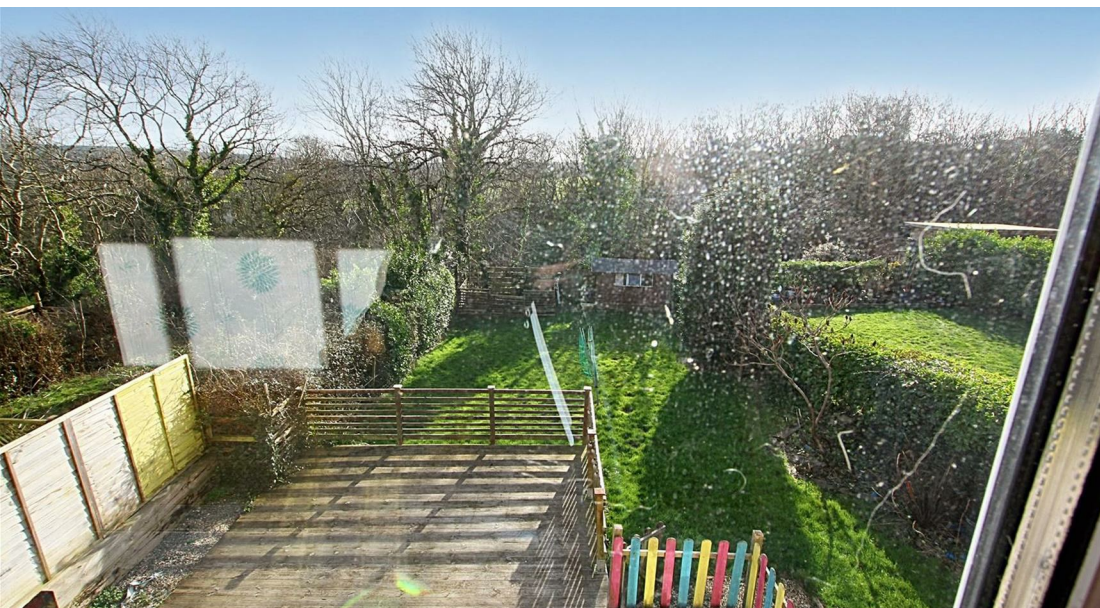
Directions

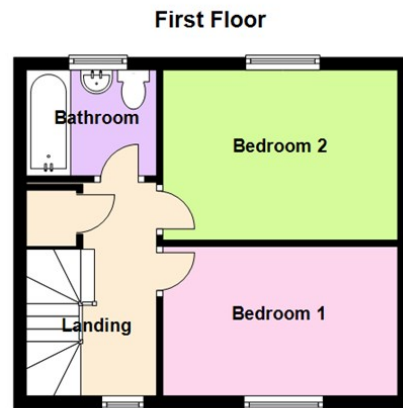
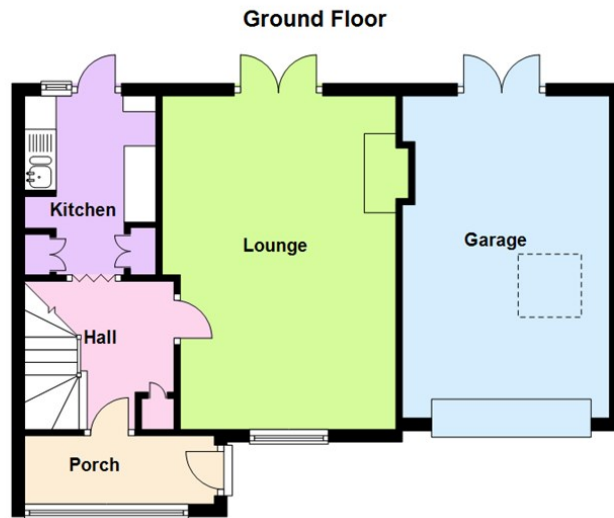
From Cardigan head northwards along the A487 until you reach the roundabout just after the village of Tremain. Turn left here onto the B4333, and take the first exit off the second roundabout by the airfield. Carry on for about a mile, past the Penrallt Hotel, and take the next left turn into Parclyn, continue into the village then take the left on the corner heading towards Aberporth, the property is one of the 3rd set of semi-detached properties on the

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
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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