



Afallon , Penparc, SA43 1RG

**£339,950**

A substantial three bedroom semi detached house, which has been sympathetically refurbished, yet retaining many character features. The property comprises of - Entrance hall, living room, dining room, open plan kitchen/breakfast/family room, utility and a shower room. To the first floor there are three bedrooms and a family bathroom. Externally, there is parking, garage and gardens. Viewing highly recommended.

Conveniently located alongside the main A487 coast road at the village of Penparc, near to the West Wales Market town of Cardigan on the Teifi Estuary which provides a comprehensive range of shopping and schooling facilities. Less than 15 minutes drive from several popular sandy beaches along this Cardigan Bay Heritage Coastline.



## GROUND FLOOR

### Reception Hall 11'0" x 12'6" (3.35m x 3.81m)



With original exposed parquet flooring, staircase to the first floor with vaulted ceiling, understairs storage cupboard, double panel radiator, feature stained glass port hole window to front, picture rail.

### Living Room 16'3" x 11'9" (4.95m x 3.58m)



With large double glazed front bay window and double glazed side window, open fireplace housing a multi fuel burning stove on a raised hearth, coving to ceiling, central heating radiator, parquet flooring, picture rail.

### Dining Room 12'8" x 11'11" (3.86m x 3.63m)



Parquet flooring, double glazed bay window to side, central heating radiator, picture rail, coved ceiling, ornamental fireplace with timber surround.

### Kitchen/Breakfast/Family Room 20'1" x 19'6" (6.12m x 5.94m)



A modern two tone kitchen with navy base units and light grey walls units Formica working surfaces above, Zanussi electric oven and grill, 4 ring induction hob with modern extractor hood above, inset 1 drainer sink with mixer tap, tiled splashback, tiled flooring, breakfast bar, modern

central heating radiators, Trianco oil fired Combi boiler, storage cupboard, space for fridge freezer, picture rail. The dining area has glazed double doors to rear garden, central heating radiator, spotlights to ceiling, cupboard with plumbing for automatic washing machine and outlet for tumble dryer.

### Downstairs Shower Room 3'5" x 10'0" (1.04m x 3.05m)



A modern white suite comprising of enclosed shower unit with Triton electric shower above, grey vanity unit with wash hand basin, dual flush WC, stainless steel towel rail, spotlights to ceiling, extractor fan, tiled flooring.

## FIRST FLOOR

### Landing 6'9" x 10'3" (2.06m x 3.12m)



With original picture rail, hatch to a spacious loft overall - 15'2" x 9'8", part boarded with sky light window to rear - it should be noted that this space could be utilised for conversion into further living accommodation - subject to obtaining the necessary planning consents.

### Bedroom 12'7" x 12'6" (3.84m x 3.81m)



With double glazed bay window to front with nice outlook and double glazed side window, central heating radiator and original picture rail.



### Bedroom 12'8" x 12'7" (3.86m x 3.84m)



With double glazed bay window at side and double glazed window at rear with pleasant aspect, original picture rail, central heating radiator.

### Bedroom 10'5" x 9'3" (3.18m x 2.82m)



With rear aspect window, central heating radiator, built-in cupboard.

### Bathroom 10'3" x 9'0" (3.12m x 2.74m)



A modern white suite, comprising of a panelled bath with mains powered shower above, grey vanity unit with inset wash hand basin, luminous mirror unit, dual flush WC, emerald green tiles behind shower, tiled flooring, central heating radiator, extractor fan.

### EXTERNALLY



#### To the Front

The property has walled forecourt with vehicle access to the fore where it provides a gravelled front parking area and a drive way at side which leads to a -

#### Detached Garage 22'3" x 9'1" (6.78m x 2.77m)

With up and over door and power connected.

#### To the Rear



Is a South facing, low maintenance, rear garden split to two tiers. The bottom tier is laid to patio slabs with raised flower beds. The second tier includes a rockery, vegetable beds and views towards Preseli mountains.

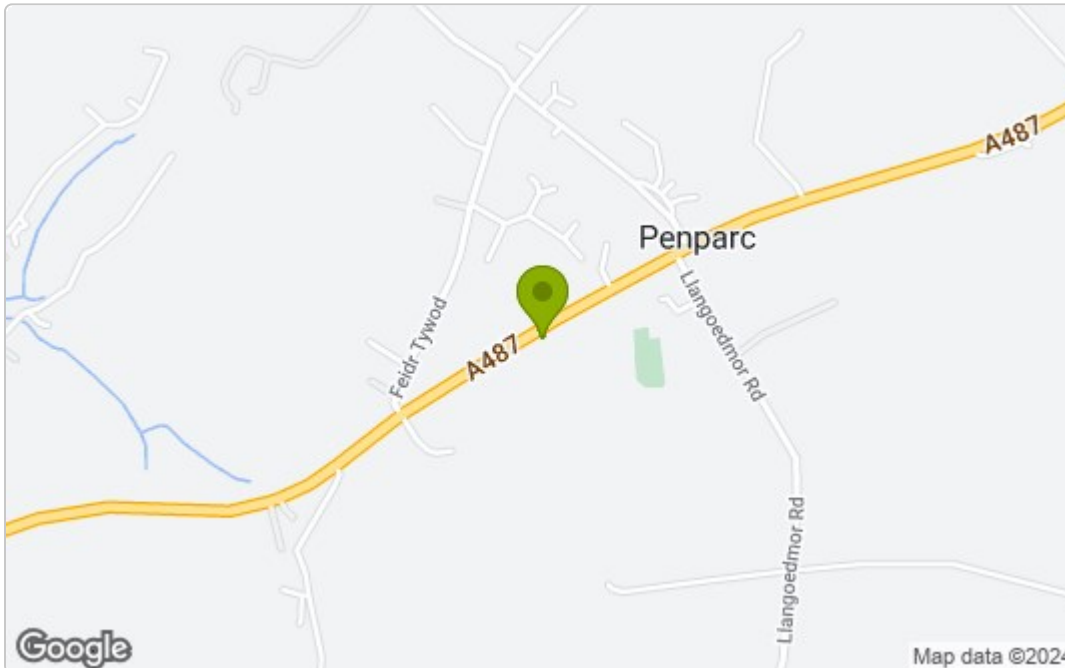
#### Services

We are advised the property benefits from mains electricity, water and drainage. Oil Fired central heating. Fibre optic broadband available.

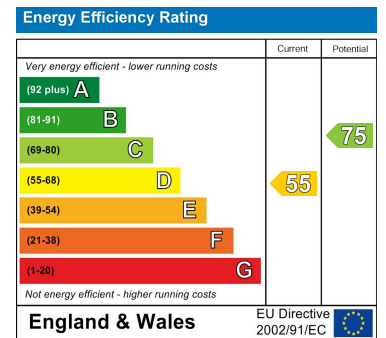
## Floor Plan



## Area Map



## Energy Efficiency Graph



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