



**12 Maes Yr Efail, Penparc, SA43 1FB**

**£450,000**

A highly appointed, brand new five/four bedroom detached house situated in the ever popular village of Penparc, on the outskirts of Cardigan. The property briefly comprises: Entrance Hall, Cloakroom/W.C., Living Room, Study/Bedroom Five with En-suite Shower Room, Spacious Kitchen / Diner / Family Room, Utility Room and to the First Floor there is a Master Bedroom with Ensuite, Three Further Bedrooms and a Family Bathroom. Gardens to the Front and rear with 'Off Road' Parking and Timber Shed. The property has been built by local, award winning developers, with every thought and detail taken care of, viewing is highly recommended.

Entrance door to:

### Hallway



With stairs rising to first floor, tiled flooring.

### Cloak Room / W.C.

with low level toilet, wash hand basin and tiled flooring.

### Living Room



With double glazed uPVC windows, T.V. & Telephone points.

### Study/Bedroom Five



uPVC double glazed window to the front, radiator, door to:

### Ensuite Shower Room

### Kitchen / Dining / Family Room



### Kitchen Area



Having a range of base and wall units and worktop surfaces incorporating Neff Appliances, including integral dishwasher and fridge, double oven, extractor fan, sink unit, tiled floor.

### Family Room



with feature double glazed uPVC windows, uPVC French doors to the rear garden, T.V. points, spot lights.

### Utility Room



with base units, stainless steel single drainer sink unit, void and plumbing for automatic machine, tiled floor and uPVC door to rear and door to garage.

### Landing



with uPVC window to front, loft access, linen cupboard with radiator and slatted shelves.



### Master Bedroom



with radiator, uPVC window and T.V. point.

### En-Suite Shower Room



with low level toilet, sink in vanity unit, heated towel rail, tiled walls and floor, uPVC window.

### Bedroom Two



uPVC window, radiator, T.V. point, built in wardrobe.

### Bedroom Three 13'10 12'7 (4.22m 3.84m)



uPVC double glazed window, radiator, telephone and TV. Point.

### Bedroom Four 12'6 x 10'5 (3.81m x 3.18m)



uPVC double glazed window, radiator, TV. and telephone point.

### Bathroom



with four piece suite of corner shower, panel bath, low level toilet, sink in vanity unit, uPVC window, Tiled floor and walls, heated towel rail.

### Outside



Block paved driveway to the front with a lawned garden. The block paving continues around both sides giving access to the rear garden.

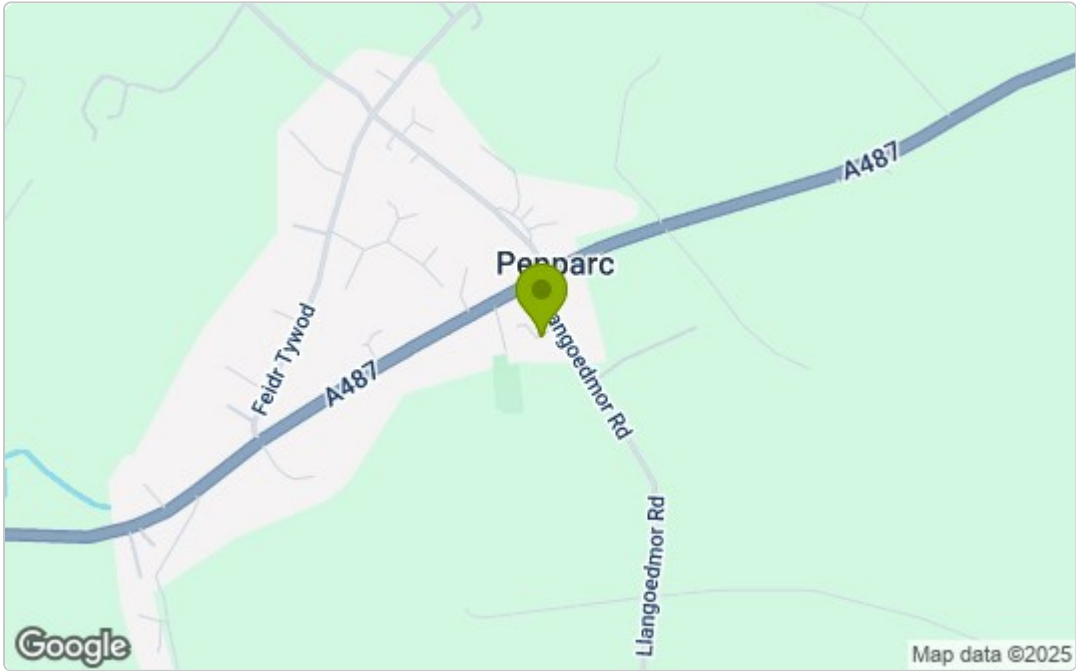
### Services Etc.

Services Mains Water, Electricity and Drainage. Air Source Heat Pump. Underfloor Heating downstairs with Radiators Upstairs. Local Authority Ceredigion County Council. Tenure Freehold.

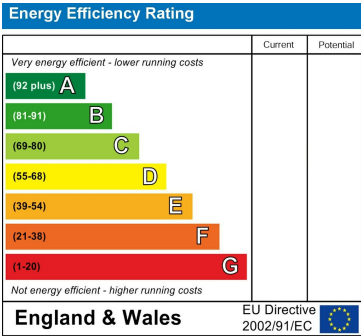
Floor Plan



Area Map



Energy Efficiency Graph



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