

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No 4 DOLWERDD PENPARC, CARDIGAN

OFFERS IN THE REGION OF £230,000

**DETACHED BUNGALOW ON QUIET CUL-DE-SAC
TWO BEDROOMS - KITCHEN – SHOWER ROOM
SITTING ROOM - DETACHED GARAGE
GARDEN – OFF ROAD PARKING**

BRIEF DESCRIPTION

No 4 Dolwerdd is a detached bungalow, of standard brick construction, under a tiled roof. Access is via a concrete driveway with detached garage, a path continues from the driveway to the pine end of the property with a single gated entrance leading to the front porch. To the rear of the property there is a garden with mature trees & shrubs, laurel hedges. The property benefits from mobility-friendly access, with ramps to both the front door & conservatory, oil fired central heating & hard-wired smoke alarms. *The viewing of this property is highly recommended.*

LOCATION AND AMENITIES

The property is conveniently situated in the village of Penparc which has a primary school, two fuelling stations with shops and a place of worship. The village is set approximately 3 miles from the busy Teifi Valley market town of Cardigan which hosts a varied range of local facilities & amenities including a recently developed integrated care centre, shops, banks, a post office, public houses, places of worship, leisure centre, public swimming pool, primary & secondary schools. No directions are given in this portfolio as views are accompanied.

MEASUREMENTS, CAPACITIES & APPLIANCES.

The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified if any appliances are included in the asking price. We advise that the prospective client prior to purchase validate such information.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE Via double glazed, fully glazed door with sidelight through to inner porch.

PORCH Timber, small paned glazed door through to the entrance hallway.



HALLWAY Airing cupboard with shelves. Double thermostatically controlled radiator. Carpeted. Doors leading further into the accommodation.

KITCHEN 11' 4" x 9' 7". Large window overlooking the front of the property with vertical blinds, above a single drainer stainless-steel sink unit with monobloc style tap. Pleasant range of wall & base units. Tiled splashbacks. Built in cooker with ceramic hob, extractor fan and light above. Plumbing for washing machine. Hard-wired smoke alarm. Downlighters & strip light. Double thermostatically controlled radiator. Ceramic tiled floor. Glazed door through to the conservatory.



CONSERVATORY 16' 9" x 5' 8". uPVC, double glazed with polycarbonate roof. Double thermostatically controlled radiator. Carpeted. Door with ramp leading out to rear garden.



SITTING ROOM

18' 9" x 10' 8". Window overlooking the rear of the property with vertical blinds. Television point. Two double thermostatically controlled radiators. Two sets of spotlights. Carpeted. Fully glazed sliding door into conservatory. Small paned French doors leading back to hallway.

**SHOWER ROOM**

9' 2" x 6' 10". Window overlooking the front of the property. Shower cubicle with electric shower. WC. Wash hand basin. Partly tiled walls. Heated towel rail. Ceramic tiled floor.

**BEDROOM 1**

14' 3" x 10' 8". Window overlooking the side of the property with vertical blinds. Television point. Spotlights. Double thermostatically controlled radiator. Carpeted.



BEDROOM 2

10' 11" x 8' 1". Window overlooking the side of the property with vertical blinds. Spotlights. Double thermostatically controlled radiator. Carpeted.



EXTERIOR

Lawned area to the front of the property. Concrete driveway with detached garage, a path continues from the driveway to the pine end of the property with a single gated entrance leading to the front porch. To the rear of the property there is a garden with mature trees, shrubs & hedges. Outside tap.



DETACHED GARAGE

Roller shutter door. Side window. Rear courtesy door.

SERVICES

Mains Water, Electricity and Drainage.

VIEWING

By appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		