

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



BRYNCRDD FEIDRHENFFORDD, CARDIGAN OFFERS IN THE REGION OF £289,950

**TRADITIONAL BAY FRONTED FAMILY HOME
RECENTLY SYMPATHETICALLY MODERNISED
THREE DOUBLE BEDROOMS – EN-SUITE SHOWER ROOM
TWO RECEPTION ROOMS – FAMILY BATHROOM
PARKING – HOME OFFICE – CLOSE TO AMENITIES**

BRIEF DESCRIPTION

Bryncerdd is a traditionally built, semi-detached, bay-fronted, three double bedroom family home under a hipped slate roof with a later, double, extension to the rear. Access from the minor roadway is via a dropped curb and onto the gravelled driveway, offering easy parking for two large vehicles. The properties current owners have sympathetically modernised and updated this well-proportioned and well-presented family home, which offers a modern touch on period features and well-appointed accommodation throughout. Bryncerdd benefits from uPVC Double glazing and weather goods for ease of maintenance. *The early viewing of this wonderful family home is highly recommended.*

LOCATION & AMENITIES

Located on the highly desirable, and conveniently situated, Ffeidrhenffordd, which is within easy walking distance of the centre of the thriving Teifi Valley market town of Cardigan. Cardigan, which placed third in Time Out's Best Places to Visit in the UK in 2023, hosts a good range of local facilities & amenities including a full range of traditional owner operated shops, banks, a post office, infant, junior and secondary schools, a further education centre, an Integrated Care Centre, excellent leisure facilities, public houses & a number of award-winning eateries. Cardigan is on the local bus route making the larger administrative town of Carmarthen and the coastal town of Aberystwyth easily accessible. No directions are given in this portfolio as viewers 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 any appliances, which are included in the asking price. Therefore, it is advised that the prospective client prior to purchase validates such information.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE

14' 9" x 5' 9". Via half glazed uPVC door with a half-light through to main hallway. Stairs accessing the first-floor accommodation and doorways to ground floor accommodation. Feature tiled floor in a period style. Thermostatically controlled radiator. Large 'cwtsh dan star' understairs cupboard.



RECEPTION ROOM 1

12' 6" x 12' 1" max. Large bay window overlooking the front of the property. Feature micro-cemented chimney breast wall. Elevated television point. Telephone point. Thermostatically controlled radiator. Carpeted.



RECEPTION ROOM 2

12' 2" x 11' 5" max. Window overlooking the rear of the property. Feature gas fireplace with marble surround. Open access to kitchen/dining room. Television point. Telephone point. Thermostatically controlled radiator. Carpeted.



KITCHEN/DINING 13'8" x 12'2". Patio doors and large window overlooking the rear garden. A modern range of painted wall and base units. Granite work surfaces with matching dining/breakfast bar. Twin bowl undermount sink with 'monobloc' style tap. Four burner inset gas hob with extractor above and built under electric fan assisted oven. Micro-cemented splashbacks. Housing for free standing fridge freezer. Door through to utility area. Tiled floor



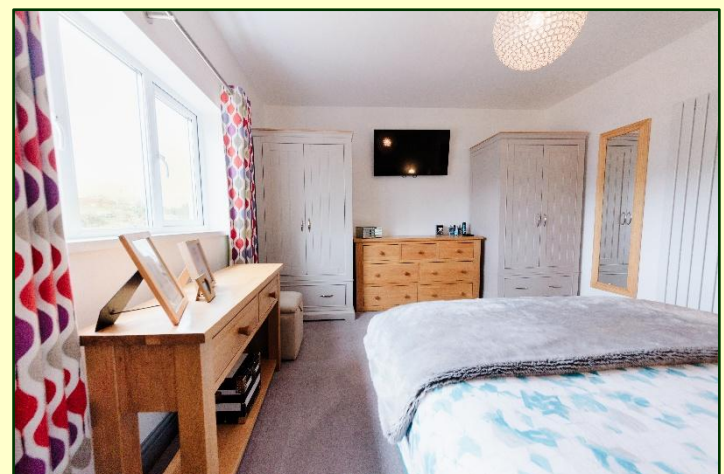
UTILITY AREA 7'2 x 6'. Modern range of wall and base units. Single bowl, single drainer stainless steel sing with mixer tap. Plumbing for washing machine and space for tumble dryer. Door to the side accessing covered storage area, and further accessing the rear garden and side pedestrian access. Tiled splashbacks. Tiled floor.



FIRST FLOOR

MASTER BEDROOM

13'7" x 12'3". Accessed via private corridor off the main first floor landing. Window overlooking the rear of the property. Designer thermostatically controlled radiator. wall lights and central feature light. Television point. Carpeted.



EN SUITE

7'4" x 3'7" max. Walk in shower cubicle with thermostatically controlled shower and deluge head. Close coupled W.C. Modern-style wash basin with vanity unit below. Mirrored medicine cabinet. Heated towel rail. Fully tiled.



BEDROOM 2

11'3" x 11'2" max. Window overlooking the rear of the property. Thermostatically controlled radiator. Carpeted.



BEDROOM 3

13' x 11'2". Large bay window overlooking the front of the property allowing for a very light and airy room. Thermostatically controlled radiator, television & telephone points. Carpeted.



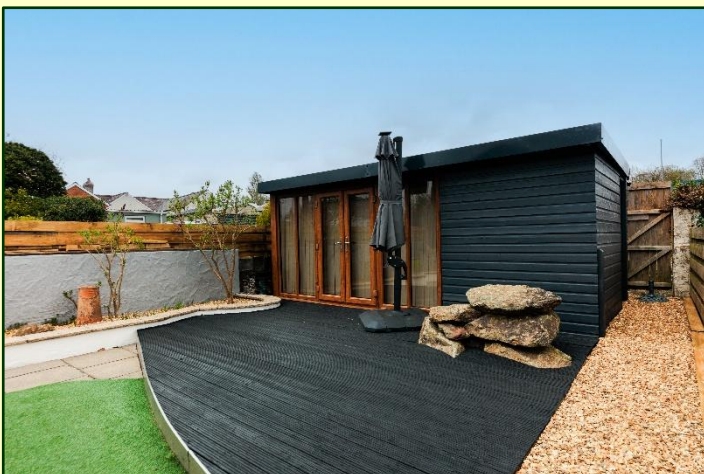
FAMILY BATHROOM

7'2" x 6'8". Window overlooking the front of the property. Large spa bath with mixer tap. Modern sink with designer, glass topped, nightstand with towel storage beneath and illuminated, mirrored, medicine cabinet above. Close coupled W.C. Fully tiled walls and LVT flooring. Thermostatically controlled towel radiator



EXTERIOR

Accessed via side storage area and double patio doors from the kitchen. Lower paved patio area allowing for excellent entertainment space and access around to covered storage area, access to the front and door through to utility room. Steps leading to further small patio area and artificially grassed children's play area with ample, low-maintenance and safe space for younger family members. Slabbed pathway leading to useable decked area and further on to timber-built summer house/home office, which benefits from power and lighting. Gated entrance to the rear





SERVICES

Mains Electricity, Water, Drainage and Gas.

VIEWING

By appointment, via sole agents, ***Philip Ling Estates.***

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bryncerdd

