

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



No.2 PARC Y DELYN PARCLLYN

OFFERS IN THE REGION OF £299,950

**RECENTLY MODERNISED DETACHED FAMILY RESIDENCE
ON QUIET CUL-DE-SAC – CLOSE TO THE COAST - NO ONWARD CHAIN
ENTRANCE HALL – SITTING ROOM – DINING ROOM
KITCHEN – BATHROOM – THREE BEDROOMS
OFF-ROAD PARKING – FRONT & REAR GARDENS - CARPORT**

BRIEF DESCRIPTION

No.2 Parc y Delyn an immaculately presented, recently modernised bungalow under a slate roof, offering well-appointed accommodation throughout, whilst being a short walk to the picturesque & sought after seaside village of Aberporth. Access from the pavement is via a double gated entrance, with a walled frontage and onto an imprinted concrete driveway which leads to the enclosed carport, with lawn to one side. From the driveway a path leads around both sides of the property, continuing to the rear. The property benefits from uPVC windows, doors & weather goods, allowing for ease of maintenance. *The viewing of this property is highly recommended.*

LOCATION & AMENITIES

The dwelling is situated just outside the coastal village of Aberporth in the small hamlet of Parcllyn. Nearby are the further picturesque coastal resorts of Tresaith, Mwnt and Penbryn, all of which are renowned for their natural beauty & aquatic wild life. The village of Aberporth provides a good range of local facilities including grocery shop, public houses, a motel, places of worship, and a primary school. The village is within easy reach of the busy market towns of Cardigan and Newcastle Emlyn. 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

From the garage via half glazed, half panelled door into the entrance hallway.

HALLWAY

Z-shaped. Laminate flooring. Walk in airing cupboard housing the lagged tank & oil boiler with shelving. Linen cupboard with shelves. Doors leading further into the accommodation.



SITTING ROOM

16' 9" x 16' 1". Large window overlooking the front of the property & additional window to the side. Double thermostatically controlled radiator. Laminate flooring.



KITCHEN

10' 6" x 7' 8". Large window overlooking the side of the property. A pleasant range of wall & base units. 1 ½ bowl, single drainer stainless steel sink unit with monobloc style tap. Ceramic hob with stainless steel extractor fan above & glass splashback. Built in cooker. Extractor fan. Panel splashbacks. Plumbing for washing machine. Tall larder cupboard.

Photographs overleaf



DINING ROOM

10' 10" x 8' 9". Window overlooking the side of the property. Double thermostatically controlled radiator. Carpeted flooring. Double doors into walk in airing cupboard. Half glazed, half panelled door to the side.



BATHROOM

6' 9" x 5' 10" (excl. shower). Window overlooking side of the property. Bath. WC. Wash hand basin in vanity unit. Fully boarded, shower cubicle with electric shower. Half boarded walls around the wash hand basin, WC & bath. Heated towel rail. Extractor fan. Downlighters.



BEDROOM 1

13' 7" x 9' 8". Window overlooking the rear of the property. Thermostatically controlled radiator. Carpeted flooring.

**BEDROOM 2**

9' 9" x 6' 10". Window overlooking the rear of the property. Thermostatically controlled radiator. Carpeted flooring.

**BEDROOM 3**

9' 11" x 9' 11". Window overlooking the rear of the property. Built in wardrobe behind double doors. Thermostatically controlled radiator. Carpeted flooring.



CARPORT

To the front and side of the property there is an enclosed carport with weatherboarding to one side and roller shutter door to the front, directly accessing the imprinted concrete driveway and double gated entrance.



EXTERIOR

Access from the pavement is via a double gated entrance, with a walled frontage and onto a imprinted concrete driveway which leads to the enclosed carport, with lawn to one side. From the driveway a path leads around both sides of the property, continuing to the rear. To the rear of the property is a sizeable lawned area, slabbed patio area & large workshop, with power and lighting.



SERVICES

Mains Electricity, Water & Drainage.

VIEWING

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		