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## 17 Rhyd-y-Felin, Cardigan – SA43 1AU

£195,000 Freehold

A two bedroom semi detached bungalow which has the benefit of a new kitchen and modern shower room. The accommodation comprises: porch, hall, living room, kitchen, utility, two bedrooms and a shower room. There are gardens to the front and rear.

Council Tax band: TBD

Tenure: Freehold



#### **Porch**

uPVC door. Glazed door to:-

#### **Hallway**

Coved ceiling, radiator, doors to:-

#### **Living Room**

Radiator, uPVC double glazed windows, fireplace with electric fire, coved ceiling, glazed door to:-

#### **Kitchen**

Having a range of wall and base units with worktop surface over, Hilton electric oven with electric hob over with extractor fan over, stainless steel sink unit with mixer tap over, wood effect vinyl flooring, uPVC double glazed window, radiator, built-in storage cupboard housing the boiler, glazed door to:-

#### **Utility**

With worktop surface, space for tumble dryer, uPVC double glazed door to the rear garden, door to:-

#### **Store Room**

Concrete floor, uPVC double glazed window.

**Returning to the hall, doors lead to:-**



**Returning to the hall, doors lead to:**

**Bedroom One**

Radiator, coved ceiling, uPVC double glazed windows.

**Bedroom Two**

Radiator, uPVC doubled glazed window, built-in wardrobes, coved ceiling.

**Bathroom**

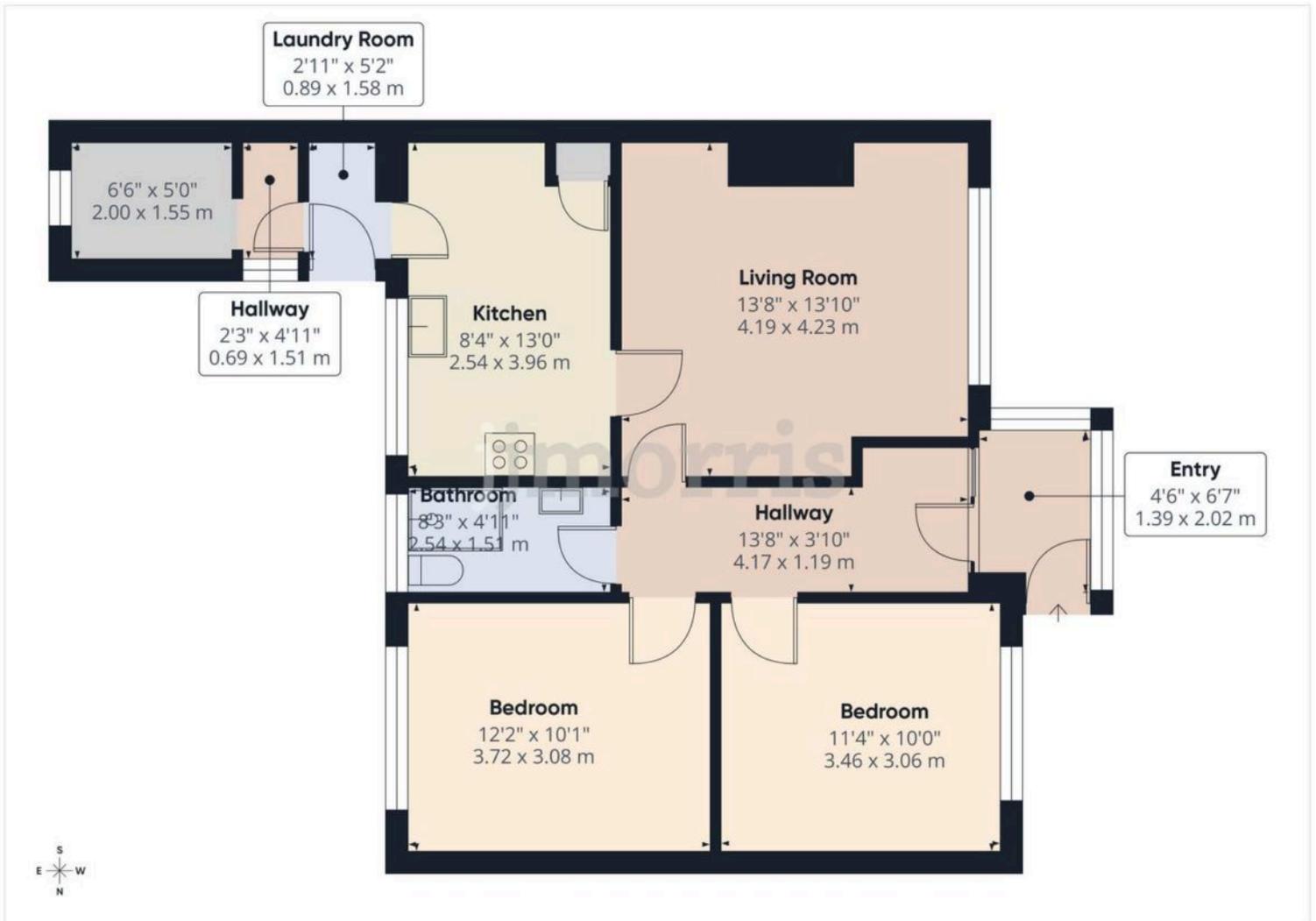
Wood effect vinyl flooring, low flush WC, hand wash basin, towel rail, radiator, part tiled walls, uPVC double glazed window.





## **GARDEN**

The gardens to the front and rear have been designed with ease of maintenance in mind with paved and decorative shaled areas, mature shrubs and bushes, timber shed.



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