

# Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



## **GWENFA**

### **CNWC Y DINTIR, CARDIGAN**

**OFFERS IN THE REGION OF £250,000**

**TRADITIONALLY BUILT DETACHED BUNGALOW  
WITHIN WALKING DISTANCE TO CARDIGAN TOWN  
TWO BEDROOMS – WETROOM - KITCHEN/DINING ROOM  
SITTING ROOM – ATTACHED GARAGE  
FRONT & REAR GARDEN AREAS - OFF-ROAD PARKING**

#### **BRIEF DESCRIPTION**

**G**wenfa is a traditionally built, detached bungalow, under a tiled roof. Access from the dropped curb pavement is via a double entrance, with walled frontage, onto a tarmac driveway, leading to the side of the property and attached garage. From the driveway, a path continues to the front door and gated access to the rear garden. Directly to the front of the property is a slabbed garden area with borders & mature trees and shrubs. The property benefits from white, uPVC windows, doors and fascias, allowing for ease of maintenance. *The viewing of this property is highly recommended.*

#### **LOCATION & AMENITIES**

The dwelling is situated in the Teifi Valley market town of Cardigan. This market town hosts a good range of local facilities & amenities including a full range of shops, a post office, infant, junior and secondary schools, a further education centre, an Integrated Care Centre, excellent leisure facilities including an up-to-date fitness centre, public houses & places of worship. 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**

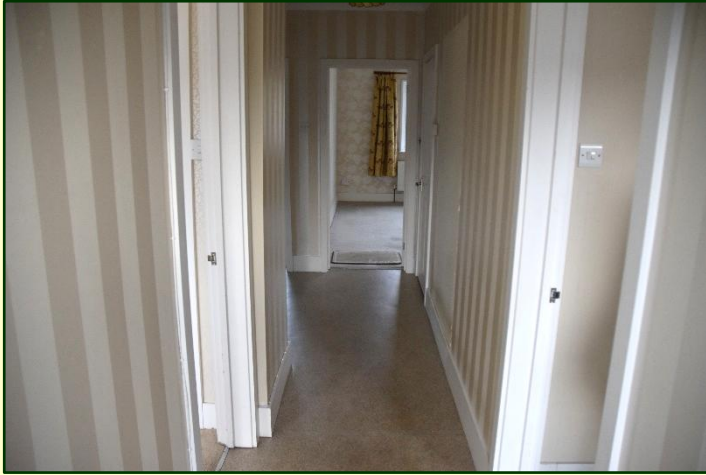
The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified any appliances, which are included in the asking price. Therefore, it is advised that the prospective client prior to purchase validates such information.

## ACCOMMODATION

The accommodation (with approximate measurements) comprises:

**ENTRANCE** Via double glazed, double paned, uPVC door leading into L-shaped hallway.

**HALLWAY** Telephone point. Linen cupboard with shelves. Plain, plastered and coved ceiling. Panelled doors leading further into the accommodation.



**SITTING ROOM** 14' 9" x 13' 9". Window overlooking the rear of the property. Inset gas fire. Double thermostatically controlled radiator. Half glazed door leading to the rear porch.



**REAR  
PORCH**

Double glazed, double paned uPVC door leading to a step down to rear garden.



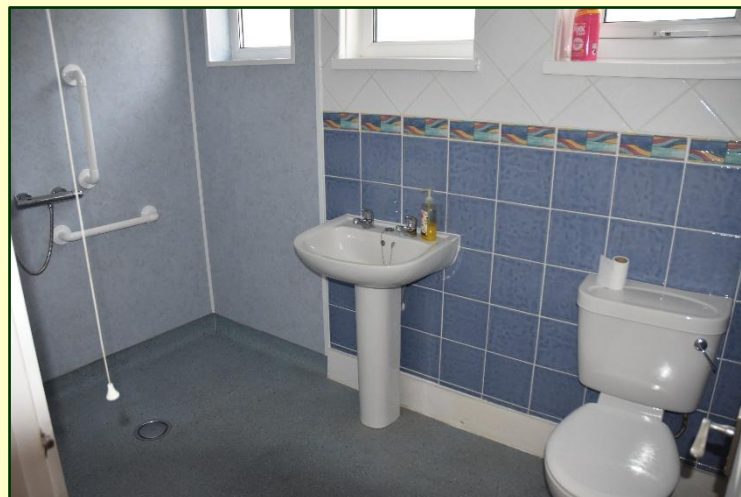
**KITCHEN/  
DINING**

21' 5" x 11'. Window in kitchen overlooking the side, with vertical blinds. Window in dining area overlooking the front, with vertical blinds and curtains. A pleasant range of wall & base units. Single bowl, single drainer stainless steel sink unit. Tiled splashbacks. Electric, eye level oven. Gas hob with stainless steel extractor fan & light above. Housing for the gas boiler. Washing machine & dishwasher. Thermostatically controlled radiator. Half glazed, uPVC door leading to the side of the property accessing the driveway & attached garage.



**WETROOM**

8' 9" x 5' 5". Three windows overlooking the side of the property. Shower. WC. Wash hand basin. Heated towel rail. Part tiled, part panelled walls. Extractor fan. Downlighters.



**BEDROOM 1**

11' 8" x 9' 1" (excl. wardrobe). Window overlooking the rear of the property, with curtains. Built in double wardrobe. Thermostatically controlled radiator. Carpeted flooring.

**BEDROOM 2**

9' x 8' 11" (excl. wardrobe). Window overlooking the front of the property, with vertical blinds and curtains. Built-in wardrobe. Thermostatically controlled radiator. Carpeted flooring.

**GARAGE**

16' 9" x 9' 9". Block built. Window to the rear. Electric up and over door.

**EXTERIOR**

Access from the dropped curb pavement is via a double entrance, with walled frontage, onto a tarmac driveway, leading to the side of the property and attached garage, from the driveway a path continues to the front door. Directly to the front of the property is a slabbed garden area with borders & mature trees and shrubs. To the rear of the property, is a gravelled area & area with artificial grass, greenhouse, flower border, outside tap & gated pathways to either side continuing to the front of the property.



**SERVICES**

Mains Electricity & Water, Drainage & Gas.

**VIEWING**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		