

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D' Ceredigion County Council

Ref:LW/AMS/09/25/OK/LW

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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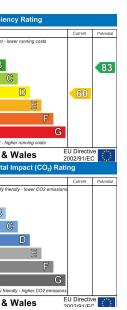


4 Parc Y Delyn, Parclyn, Cardigan, SA43 2DX

- Detached Bungalow
- Three Bedrooms
- Approximately One Mile To Beaches
- Approximately 7.3 Miles To Cardigan
- Oil Central Heating
- Immaculately Presented
- Kitchen & Utility Room
- Off Road Parking & Carport
- Front & Rear Garden
- EPC Rating: D

Offers In The Region Of £300,000

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The Agent that goes the Extra Mile



An immaculately presented detached bungalow situated in the village of Parcllyn. Just one mile to popular Aberporth beach and approximately seven miles to the market town of Cardigan and its amenities. The accommodation would make a wonderful home, and benefits from distant sea views, off-road parking, and enclosed gardens to the front and rear.

The property briefly comprises an entrance hallway, with a door to the right leading to the cosy living room which benefits from double doors leading out to the front of the property. There is a modern kitchen with matching wall and base units with distant sea views from the sink area. There is a separate utility area with WC and wash basin also giving access to the side of the property. Towards the back of the bungalow there are two double bedrooms, and one single room again with partial sea views. There is also a well presented shower room.

Externally; the property is situated in a cul de sac location and is accessed via a gated tarmacadam driveway, leading to an enclosed carport with storage space. To the front of the property there is a patio and lawned area, with mature shrubs and flower bed. The rear garden can be accessed via either side of the property and is laid mainly to lawn with a vegetable patch, a small decking area, and a wooden shed.



The village of Parcllyn is located 6.7 miles north of Cardigan and only 1.1 miles away from the seaside village of Aberporth. The village benefits from a village shop, a small play park, and football field. Nearby Aberporth boasts two sandy beaches, one of which is open to dogs all year round. Rockpools are exposed at low tides and the famous bottlenose dolphins of Cardigan Bay are frequent visitors to this picturesque bay. The Ceredigion Coastal Path runs through Aberporth making this a popular venue with walkers. Aberporth benefits from; a primary and two nursery schools, beach cafes, a pub and takeaways, chemist and village shop.

Living Room

Kitchen

Utility Room/ WC

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

DIRECTIONS

Head out of Cardigan along the A487 north. At the roundabout in Blaenannerch turn left for Aberporth. Take the first exit at the next roundabout and follow the road towards Parcllyn, turning left onto Hilltop Way. Continue along this road and take the first left, continue along this road and take the first right into Parc Y Delyn. Continue along the road for a short distance, and the bungalow will be the fourth property on your right. What three words - //sourcing.bedroom.servants



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.