

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

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

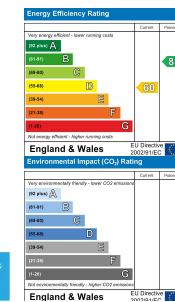


4 Parc Y Delyn, Parcllyn, Cardigan, SA43 2DX

- 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 tarmac 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

Bedroom One

Shower Room

Kitchen

Bedroom Two

Utility Room/ WC

Bedroom Three

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.