



31 Dol Y Dintir, Cardigan, SA43 1NU

£275,000

A modern two bedroom semi detached bungalow, situated in the favoured residential area of North Park, Cardigan, the property briefly comprises: Entrance Hall, Living Room, Kitchen/Diner, Conservatory, Two Bedrooms and a Shower Room.

Externally, the property has gardens to the front and rear, with a good sized driveway to the side.

Situation

Dolydintir is a residential housing estate situated at the north end of Cardigan town. The estate has developed in phases since c 2008.

Cardigan is a small rural town which has developed along the River Teifi, approx. 2 miles inland of Cardigan Bay.

It provides the usual facilities including Places of Worship, Junior & Secondary Schools, College of Further Education, 2 Supermarkets, various shops and stores, 3 High Street Banks, Post Office, Leisure Centre, Swimming Pool, Library, Theatre, Cafes, Public Houses, etc, etc.

Dolydintir is convenient to the town centre, but especially convenient to the edge of town retail outlets of Tesco and B & M.

A semi detached single storey bungalow property, built c 2010 in timber frame cavity wall construction, rendered externally under concrete tile roof. The property has Upvc sealed glazing installed with plastic weatherboards.

The property is approached via a tarmac surfaced driveway leading to a side car port. To the front is a lawned area with shrubs and a Silver Birch tree.

The compact accommodation comprises:- (approx. dimensions only)

Upvc double glazed door to:-

Hall

Wood effect flooring, radiator, downlights, storage cupboard with gas boiler.

Living Room



Upvc double glazed window, wood effect flooring, radiator, coal effect electric fire, wall lights.

Kitchen



Having a range of wall and base units with worktop surfaces, electric hob with extractor fan over, electric oven, stainless steel sink unit, space for fridge and freezer, display cabinets, wine rack, tiled floor, spotlights, radiator.

Conservatory 11'6" x 11'7" (3.51m x 3.53m)



Upvc double glazed window, radiator glazed roof, double door to patio.

Bedroom One 12' x 10'9" (3.66m x 3.28m)



Upvc double glazed window, radiator, fitted wardrobes.

Bathroom



Double walk-in shower enclosure with mains fed shower, low flush WC, ink and vanity unit, heated towel rail, Aqua panel walls, Upvc double glazed window, spotlights, extractor fan, tiled floor.

Bedroom Two

Upvc double glazed window, radiator.

Externally



Block paved driveway to the side, Garden store shed, water tap, good sized lawned garden,

Services, etc.

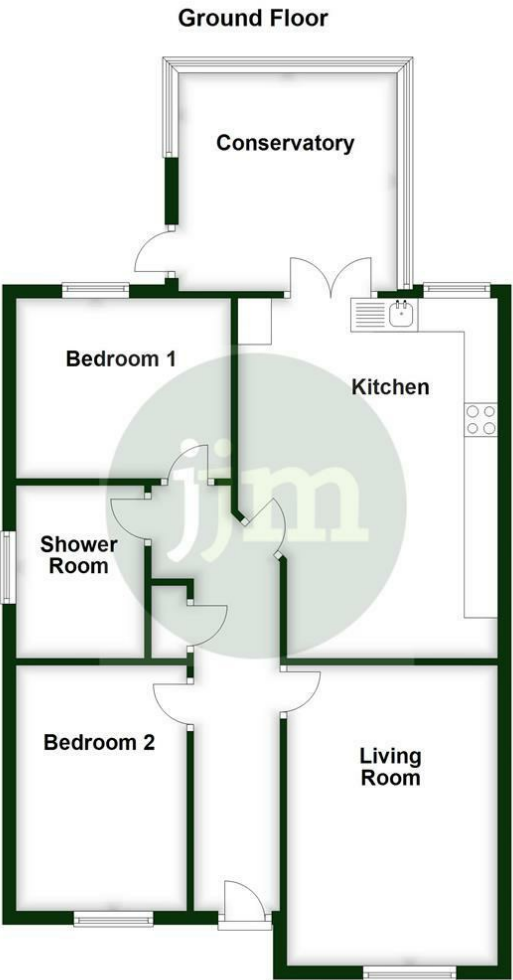
Services - Mains water, electricity, gas and drainage.

Local Authority - Ceredigion County Council

Property Classification - Band D

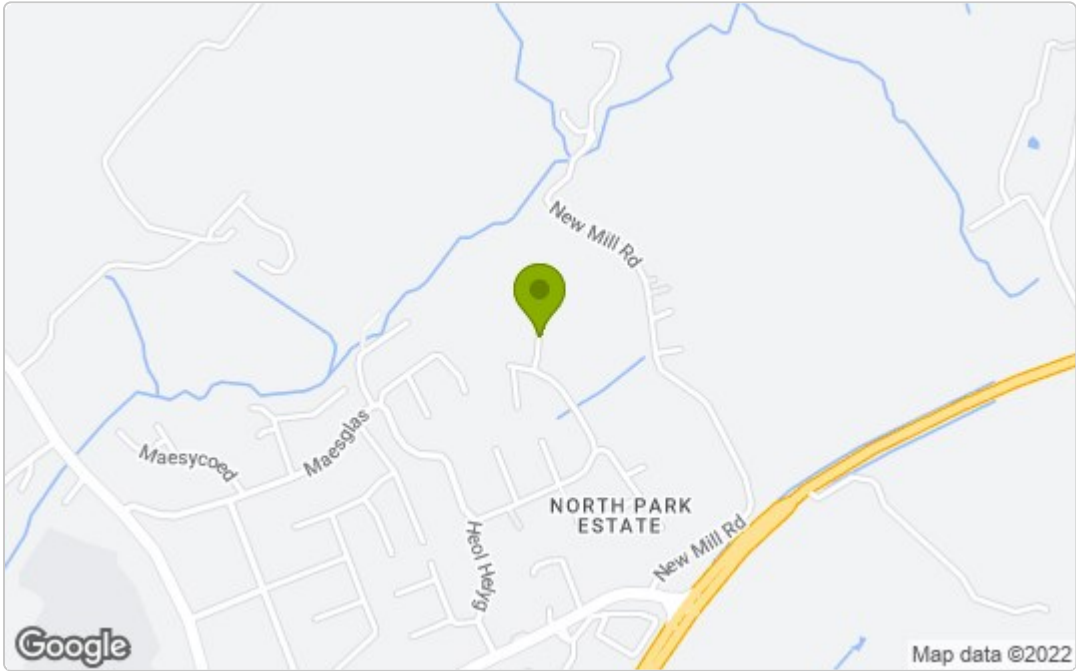
Tenure - Freehold and available with vacant possession upon completion.

Floor Plan



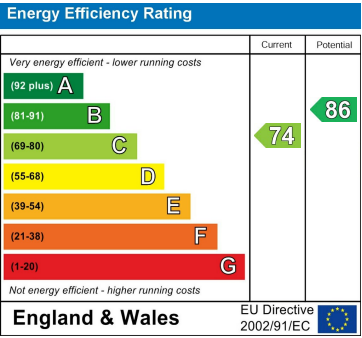
Plans provided as a guide only.
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph



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