

Swn y Nant Clos Llyn Y Felin, Cardigan, SA43 1EN

£399,950

A Spacious and Modernised Three Bedroom Detached Bungalow within walking distance to Cardigan Town with accommodation comprising: Canopy Porch, Hall, Sitting Room, Living Room, Newly Fitted Kitchen, Utility, Shower Room, Conservatory, Three Bedrooms and a Family Bathroom. Externally, the property benefits from good sized gardens, parking and garage.

Upvc front door with glazed sidelights through to:-

Entrance Hall



T-shaped spacious hallway with coved ceiling, radiator, telephone point, loft access, built-in linen and airing cupboard, doors to:-

Sitting Room



Large picture window overlooking the front, open fireplace with marble surround and mantle, wall lights, radiator, television point.

Living Room



Picture window overlooking the rear garden, French doors accessing the paved seating area, radiator.

Kitchen



Window overlooking the rear, range of wall and base units with stainless steel, double bowl sink unit, stainless steel extractor hob and light above the oven. Partly tiled walls, ceramic tiled floor, access to the conservatory, arched access to the

Utility

Breakfast bar area, cupboard housing plumbing for washing machine and dishwasher, radiator. Doors through to shower room and integral garage.

Shower Room



Two windows to the side, four piece suite incorporating fully tiled shower cubicle, pedestal sink with mirror above, and shaver point, bidet and WC. Fully tiled walls.

Conservatory



Upvc construction with windows and doors to the front and rear accessing the garden areas, all under a polycarbonate roof. Laminate flooring.

Bedroom One



Window to the front, radiator, partly tiled walls, coved ceiling, television point.

Externally



Bedroom Two



Window to the rear with views over the garden, radiator, coved ceiling.

A concrete pathway surrounds the property with a tarmac driveway to one side, accessing the integral garage and also providing off-road parking. A small lawned area to the front with a gravelled hardstanding to one side with housing for the garden store. To the rear, there are paved seating areas and terraced lawned areas that lead down to the boundary giving access to a small stream.

Integral Garage

Up-and-over door, window to the side, concrete floor.

Services, etc.

Services - Mains water, electricity, gas and drainage.

Local Authority - Ceredigion County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion

Bedroom Three



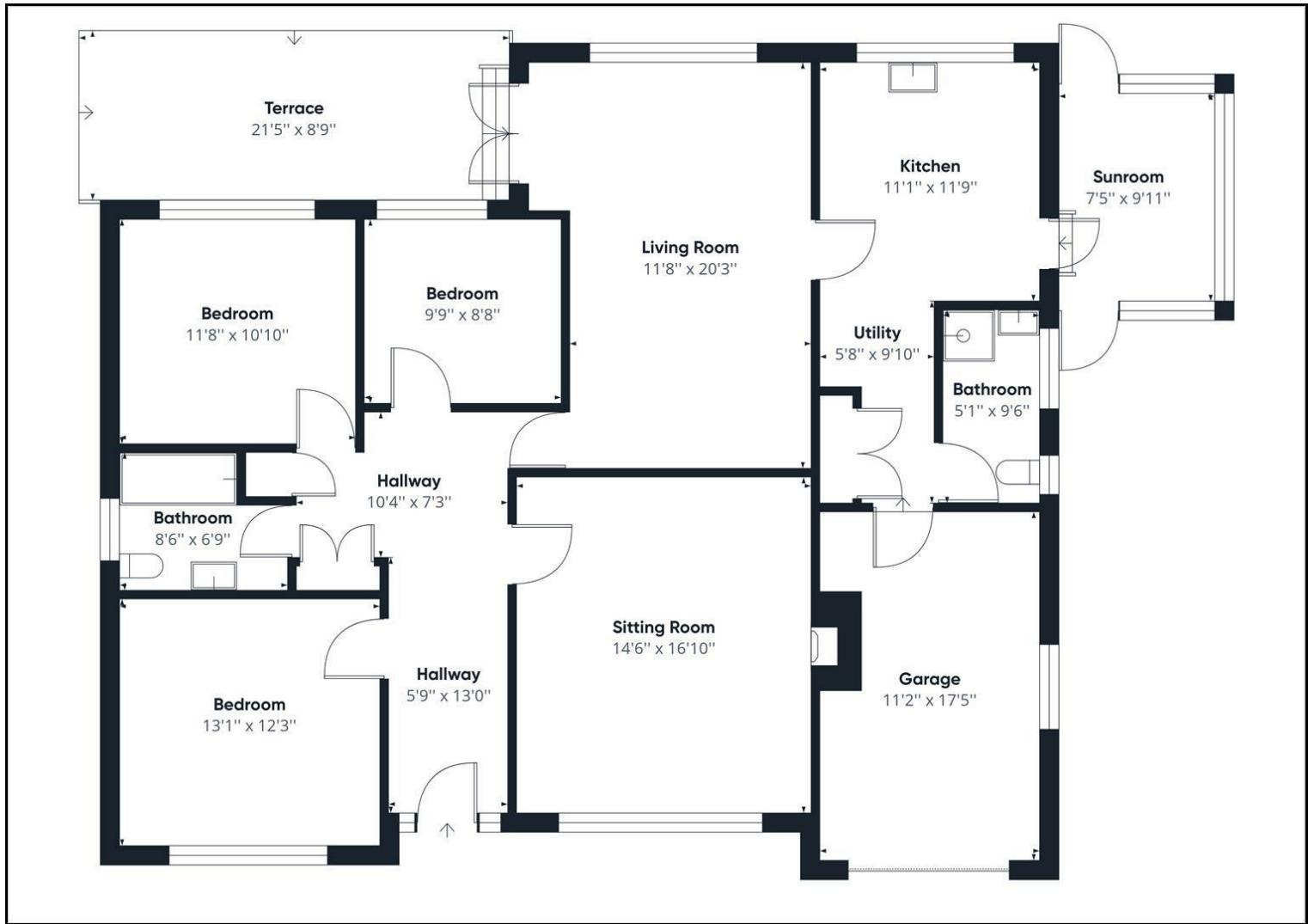
Window to the rear, radiator, coved ceiling.

Family Bathroom

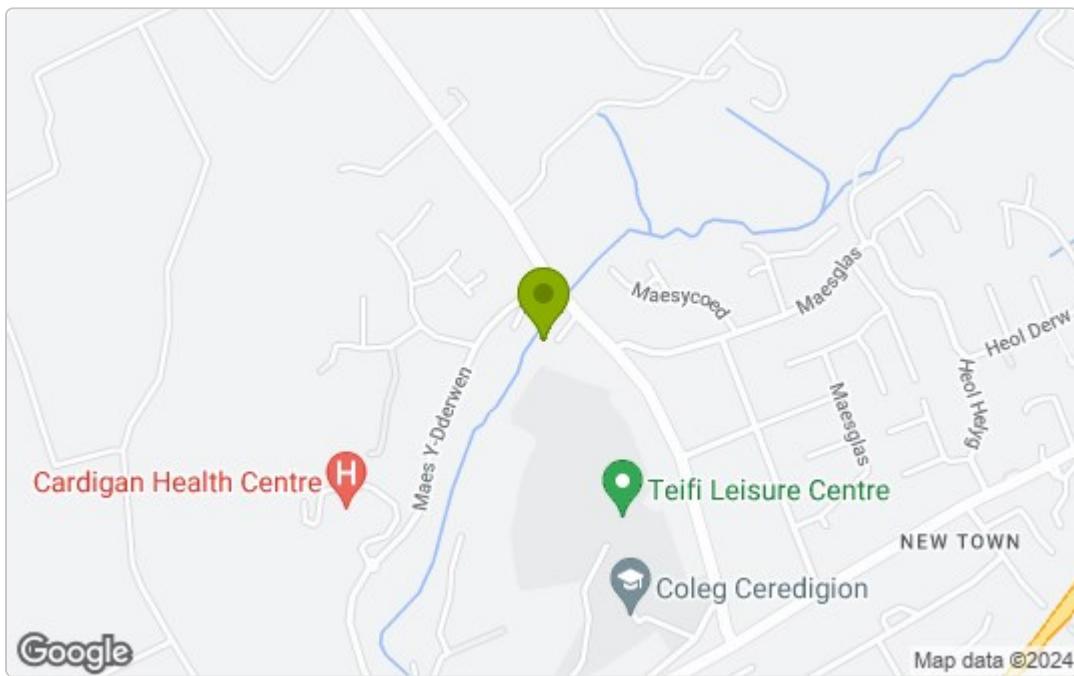


Window to the side, four-piece suite incorporating claw foot bath with shower attachment, bidet, wash hand basin and WC. Medicine cupboard with light, heated towel rail, fully tiled walls and floor.

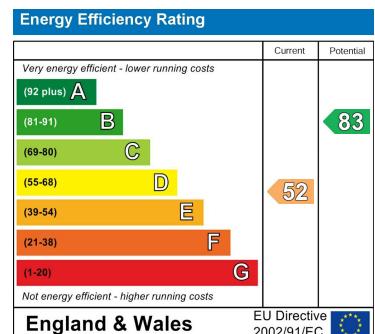
Floor Plan



Area Map



Energy Efficiency Graph



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