



5 Heol Y Wern, Cardigan, SA43 1NE

£289,950

A Three Bedroom Detached Bungalow situated in the popular residential North Park area of Cardigan town with accommodation comprising; Entrance Hall, 'L' Shaped Living/Dining Room, Kitchen/Breakfast Room, Garden Room, Three Bedrooms, Family Bathroom and a Separate WC. Externally, there is Off Road Parking, Detached Garage and Mature Gardens to the Front and Rear.

Upvc double glazed door to:-

Hall

2 radiators, cloak cupboard, loft access, airing cupboard with hot water cylinder and slated shelving.

Living/Dining Room 18'4" x 22'7" overall (5.59m x 6.88m overall)



Dual aspect Upvc double glazed window, 3 radiators, coved ceiling, live flame gas fire, TV Point.

Kitchen/Breakfast Room 14'7" x 9'8" (4.45m x 2.95m)



Having a range of wall and base units with worktop surfaces, matching upstand, 1.5 bowl sink unit, Hotpoint electric oven and gas hob above, stainless steel extractor fan, tile effect laminate flooring, void and plumbing for washing machine, Upvc double glazed window and door to side.

Bedroom One 12'4" x 10'9" (3.76m x 3.28m)



Range of fitted furniture to include wardrobes, drawers and dressing table, radiator, Upvc double glazed window and door to the rear to:-

Garden Room 18'9" x 8'9" (5.72m x 2.67m)



Windows to the sides, double doors to the garden.

Bedroom Two 10'9" x 9'9" (3.28m x 2.97m)



Upvc double glazed window, radiator.

Bedroom Three 8'10" x 7'10" (2.69m x 2.39m)



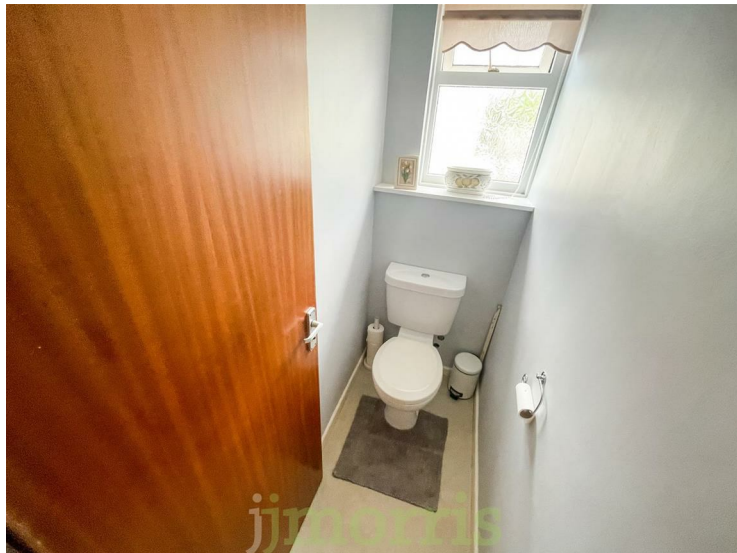
Upvc double glazed window to side, radiator.

Bathroom



Pedestal hand wash basin, panel bath, heated towel rail, Upvc double glazed window, tiled walls.

Separate WC



Low flush WC, Upvc double glazed window.

Outside



Tarmac driveway to the side provides parking for several vehicles and access to the garage. The front garden has been designed with ease of maintenance in mind with coloured gravel and mature shrubs.

The rear garden is of a good sized with lawned area again with mature shrubs, bushes and fruit trees, patio area, timber shed and side access.

Garage 17'8 x 8'7 (5.18m'2.44m x 2.44m'2.13m)

Good sized with up and over door. Power and Lighting connected.

Services, etc.

Services - Mains water, electricity, gas and drainage.

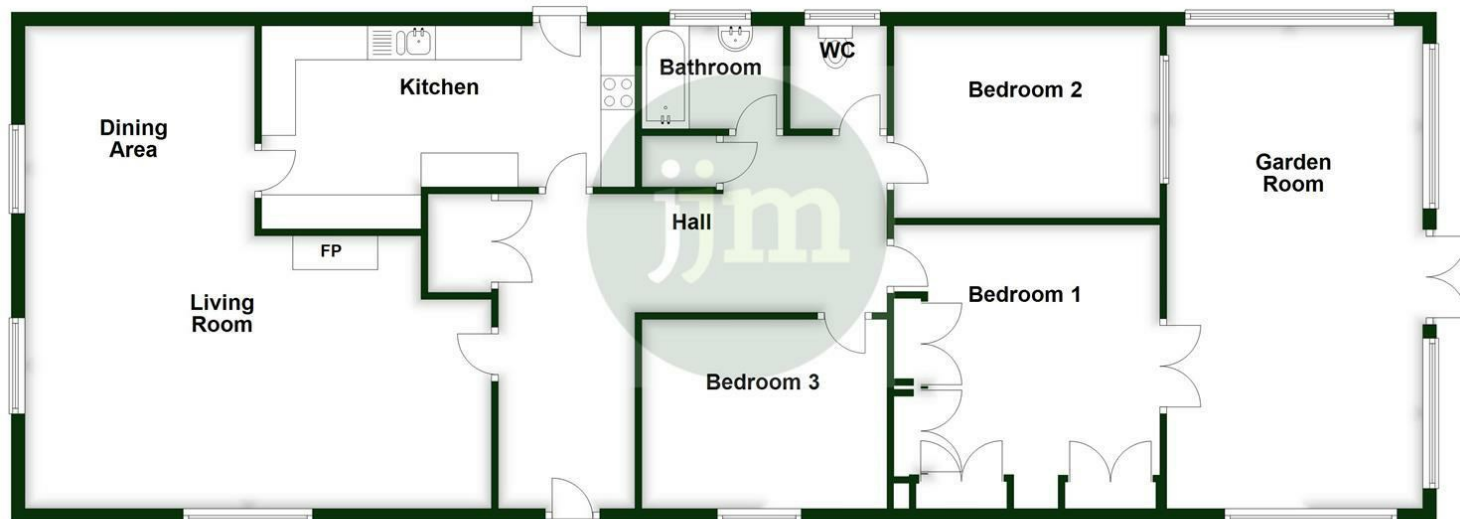
Local Authority - Ceredigion County Council

Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

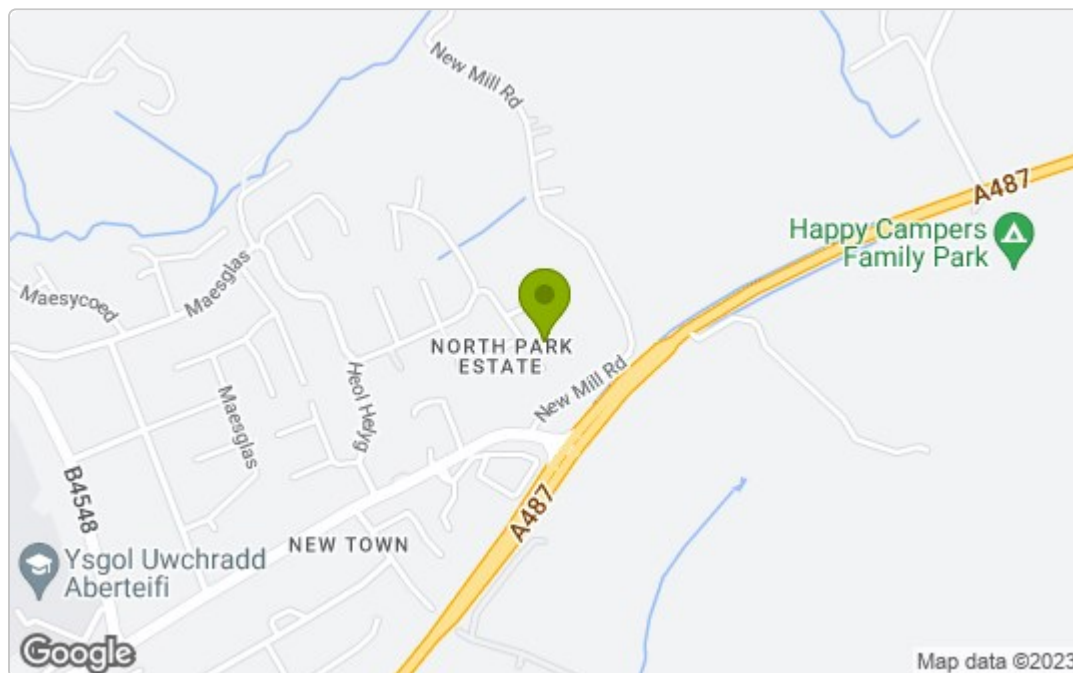
Floor Plan

Ground Floor



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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com