



## 19 Bron Y Dre, Cardigan, SA43 1LD

**£225,000**

A good sized Three Bedroom semi-detached house, offering lovely bright accommodation which has been modernised to include solar panels, external insulation and render, a modern family bathroom and spacious living space. The accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Rear Lobby, Utility, W.C and Shower Room. To the first floor there are Three Bedrooms and a Modern Family Bathroom with Separate W.C. This is an ideal home for a family or couple seeking to be in a residential cul-de-sac yet within easy reach of the town centre and amenities. With an energy rating of 'B', you would be hard-pushed to find a property as efficient as this.

## Description:

### Situation

Bron y Dre is located within walking distance of Cardigan Town centre. The town offers excellent educational facilities and amenities to include two supermarkets, as well as small independent stores which cater for all requirements.

### Accommodation

Of approximate dimensions.

Frosted double glazed door to:-

### Hall

Stairs rising off, double panel radiator, recessed ceiling downlighters, doors to:

### Living Room 19'2" x 10'8" (5.84m x 3.25m)



Gas fireplace with mosaic tiled surround, double glazed windows to the front and rear, double panel radiator.

### Dining Room 10'7" x 9'11" (3.23m x 3.02m)



Double glazed bay window to the front with window seat, double panel radiator.

### Kitchen 8'8" x 8'7" (2.64m x 2.62m)



Having a range of wall and base units with worktop surfaces, single drainer sink unit, void and plumbing for washing machine, space for cooker, extractor hood, part tiled walls, laminate flooring, pantry cupboard with shelving, door to:

### Lobby

Frosted door to the side, built-in storage cupboard, door to:

### Cloakroom

WC, window.

### Utility Room

Pedestal hand wash basin, work top surface, void and plumbing for washing machine, window to the rear.

### Shower Room

Enclosed shower unit with electric shower, tiled walls and extractor fan.

## FIRST FLOOR

### Landing

Double glazed window to the rear, double panel radiator, access to loft with pull down ladder (boiler situated in the attic space), doors to:

### Bedroom One 12'5" x 10' (3.78m x 3.05m)



2 double glazed windows to the front, built-in sliding mirrored wardrobes, double panel radiator.

### Bedroom Two 10'8" x 10'1" (3.25m x 3.07m)



Dual aspect double glazed windows to the front and side, double panel radiator.

### Bedroom Three 10'10" x 8'10" (3.30m x 2.69m)



Double glazed window to the rear, radiator.

### Bathroom 7'11" x 5'7" (2.41m x 1.70m)



Modern shower bath with mixer shower over and screen, wash hand basin set in vanity unit with cupboard below, mirror and light over, heated towel rail, frosted double glazed window, Aqua boarded walls, extractor fan, recessed ceiling LED lighting.

### Separate WC



WC, frosted double glazed window to the side, laminate flooring.

### Externally



To the front of the property is a manageable front garden area with rendered front wall and brick pillars, concrete path side access leads to the rear where there is a good sized lawned garden area with mature trees at the rear and fenced side boundaries.

### Services, etc.

Services - Mains water, gas, electric and drainage.

Local Authority - Ceredigion County Council

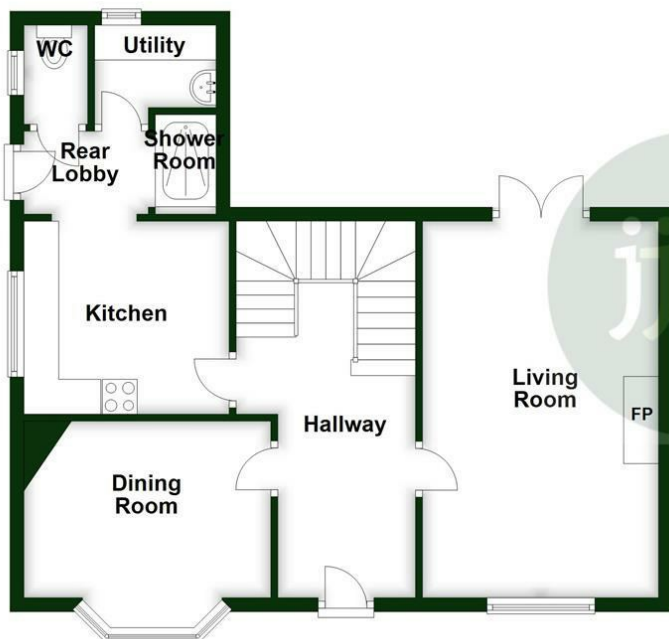
Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion.

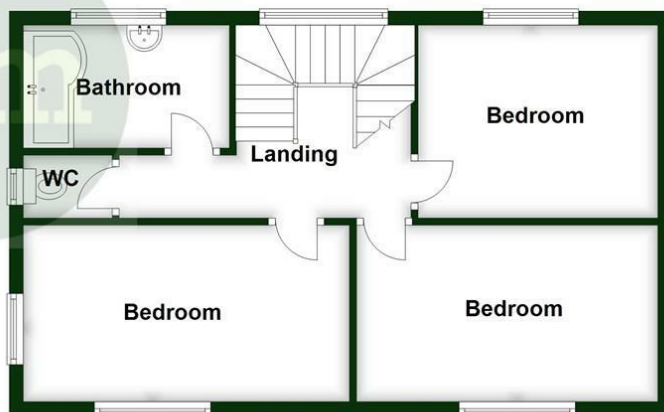
The property benefits from Solar Panels.

# Floor Plan

## Ground Floor



## First 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			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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