



39, Dolwerdd Estate, Penparc, Cardigan, SA43 1RF

Offers in the region of £210,000





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- Detached 3 bed bungalow
- Some slight modernising needed in the kitchen and living room
- Cul-de-sac location in a semi rural village
- Easy driving distance to shops and conveniences
- 12 minutes' drive to Mwnt beach
- Attached single garage & driveway parking
- Modern shower room
- Manageable lawn garden to rear
- Only 7 minutes' drive to Cardigan town
- Energy Rating: F

## About The Property

Situated within a cul-de-sac, in the charming village of Penparc, is this delightful, detached bungalow offering a cosy home and could benefit from a touch of modernisation in places, which presents a fantastic opportunity to put your own stamp on the property. Boasting parking for three vehicles, making it convenient for you and your guests. The manageable garden is perfect for those with a green thumb, and the useful conservatory provides a lovely space to relax with rear garden access.

Penparc benefits from two petrol filling stations, both of which offer all basic groceries etc, and a primary school to the north of the village and is on a bus route. Only a short drive away is the bustling and ever-popular market town of Cardigan, with its many amenities such as supermarkets, shops, cafes, restaurants, schools etc. The village is only a short drive to the beautiful coastline of Cardigan Bay in this stunning part of west Wales.

Entry into the bungalow is up one step to a canopied porch area with a door leading into the hallway. The hall has a useful airing cupboard housing the hot water tank with immersion heater and shelving, an attic hatch and doors to all the principal rooms.

The living room has a fireplace currently installed with an electric fire on a tiled surround with a wooden mantel over, and double doors out to the conservatory. The conservatory has electric sockets (no lighting, the previous owners had lamps in this room), windows all around and a door out to the rear garden.

The kitchen has fitted wall and base units with space and plumbing for a washing machine, space for an under-counter fridge/freezer, a free-standing electric oven, sink with drainer and a door out to the side of the property.

There are two double bedrooms to the front and a single bedroom/home office to the side. A lovely, modern shower room with a corner shower and vanity sink/toilet unit with storage is found on the other side of the property.

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Externally:

Located within a short driving distance to the coast and the popular market town of Cardigan, you'll have the best of both worlds - the tranquillity of village life and the amenities of a bustling town. To the front is a small lawn area with a driveway to the one side leading up to the attached garage (with up and over door, power and lighting and a window to the rear) and fencing to one side. On the other side is a path leading to the side door into the kitchen and on to the manageable rear garden. This path is partly fenced on the boundary, and the rear garden is mainly lawn, with a mature banked boundary to the rear and fenced boundary to the far side. There is a small, paved area outside the conservatory door which is perfect for a small seating area for relaxing.

Don't miss out on the chance to make this charming bungalow your new home!

Hallway

8'0" x 12'4" max (s shaped) (2.45m x 3.78m max (s shaped))

Living Room

22'1" x 10'9" max (6.74m x 3.29m max)

Conservatory

11'6" x 11'11" (3.53m x 3.64m)

Kitchen

10'7" x 8'11" (3.23m x 2.72m)



Bedroom 1  
11'0" x 9'0" (3.36m x 2.75m)

Bedroom 2  
8'7" x 10'7" (2.64m x 3.25m)

Bedroom 3/Home office  
7'7" x 7'3" (2.33m x 2.21m)

Shower Room  
5'6" x 6'11" (1.69m x 2.11m)

Attached Garage  
16'11" x 8'7" (5.18m x 2.64m)

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS  
PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D – Ceredigion County Council  
TENURE: FREEHOLD  
PARKING: Off-Road Parking & Garage Parking  
PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage  
ELECTRICITY SUPPLY: Mains  
WATER SUPPLY: Mains  
HEATING: Electric KYROS wall mounted radiators  
heating with immersion heater for hot water  
BROADBAND: Connected and available- TYPE –  
Superfast / Standard – up to 53 Mbps Download, up to  
10 Mbps upload available – PLEASE CHECK COVERAGE  
FOR THIS PROPERTY HERE –  
<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))  
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available  
inside the property with Three, others are likely or  
limited , please check network providers for availability,  
or please check OfCom here –  
<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))  
BUILDING SAFETY – The seller has advised that there are  
none that they are aware of.  
RESTRICTIONS: The seller has advised that there are

none that they are aware of.  
RIGHTS & EASEMENTS: The seller has advised that  
there are none that they are aware of.  
FLOOD RISK: Rivers/Sea – N/A – Surface Water:  
N/A  
COASTAL EROSION RISK: None in this location  
PLANNING PERMISSIONS: The seller has advised  
that there are no applications in the immediate  
area that they are aware of.  
ACCESSIBILITY/ADAPTATIONS: The seller has  
advised that there are no special  
Accessibility/Adaptations on this property.  
COALFIELD OR MINING AREA: The seller has  
advised that there are none that they are  
aware of as this area is not in a coal or mining  
area.

OTHER COSTS TO BE AWARE OF WHEN  
PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to  
pay this if you buy property or land in Wales, this  
is on top of the purchase price. This will vary on  
each property and the cost of this can be  
checked using the Land Transaction Tax  
Calculator on the Gov.Wales website  
[https://www.gov.wales/land-transaction-tax-  
calculator](https://www.gov.wales/land-transaction-tax-calculator).

BUYING AN ADDITIONAL PROPERTY: If you own  
more than one residential property, you could be  
liable to pay a higher rate of Land Transaction  
Tax (sometimes called second home Land  
Transaction Tax). This will vary on each property  
and the cost of this can be checked using the  
Land Transaction Tax Calculator on the  
Gov.Wales website [https://www.gov.wales/land-  
transaction-tax-calculator](https://www.gov.wales/land-transaction-tax-calculator) – we will also ensure  
you are aware of this when you make your offer  
on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID  
AND PROOF OF FUNDS: As part of our legal  
obligations to HMRC for Money Laundering

Regulations, the successful purchaser(s) will be  
required to complete ID checks to prove their  
identity via our partners, Lifetime Legal, at a cost  
of £55 per property transaction. We will arrange  
for them to call you once an offer has been  
accepted. Documents required for this will be a  
valid photo ID (e.g. Passport or Photo Driving  
Licence) and proof of address (e.g. a recent  
Utility Bill/Bank Statement from the last 3  
months). Proof of funds will also be required,  
including any bank or savings statements from  
the last 3 months & a mortgage agreement in  
principle document, if a mortgage is required.  
Please ensure you have these in place at the  
point you make an offer on a property so as to  
save any delays.

SOLICITORS/SURVEYORS/FINANCIAL  
ADVISORS/MORTGAGE APPLICATIONS/REMOVAL  
FIRMS ETC – these also need to be taken into  
consideration when purchasing a property.  
Please ensure you have had quotes ASAP to  
allow you to budget. Please let us know if you  
require any help with any of these.

VIEWINGS: By appointment only. The property is  
on a small cul-de-sac. It has electric KYROS  
heating and Immersion hot water. Conservatory  
added approximately 2009 This property is in  
the process of "grant de bonis non" in regards to  
the probate.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY  
SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions  
and areas quoted in these details are  
approximations and are not to be relied upon.  
Any appliances and services listed in these  
details have not been tested.

HW/HW/06/24/OK



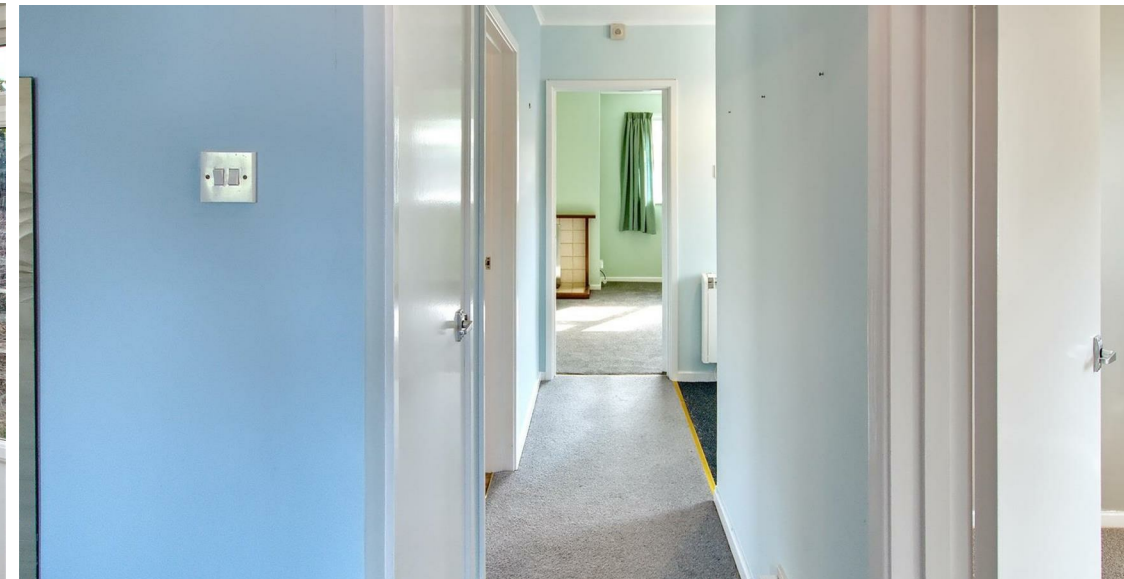


## Directions

From Cardigan head northwards along the A487 until you reach the village of Penparc, As you enter the village take the first turning left, and continue on this road until you reach the entrance to the cul-de-sac Dolwerdd Estate on your right, turn into the cul-de-sac and follow the road almost to the end, you will see this property on the right hand side, third from the end.

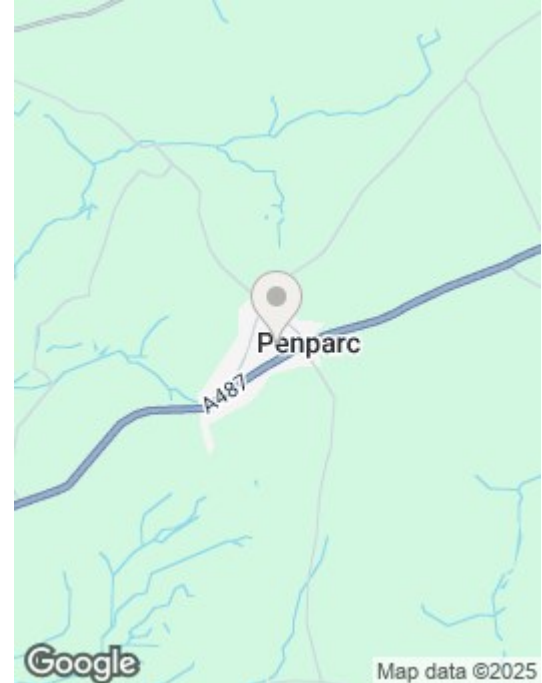
## INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.






This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>36</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)