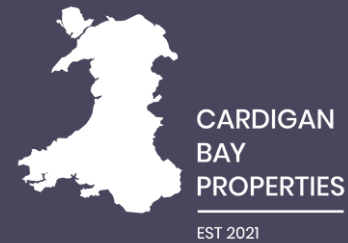




39, Dolwerdd Estate, Penparc, Cardigan, SA43 1RF

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>.

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> - 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. 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.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property.

Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

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.

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



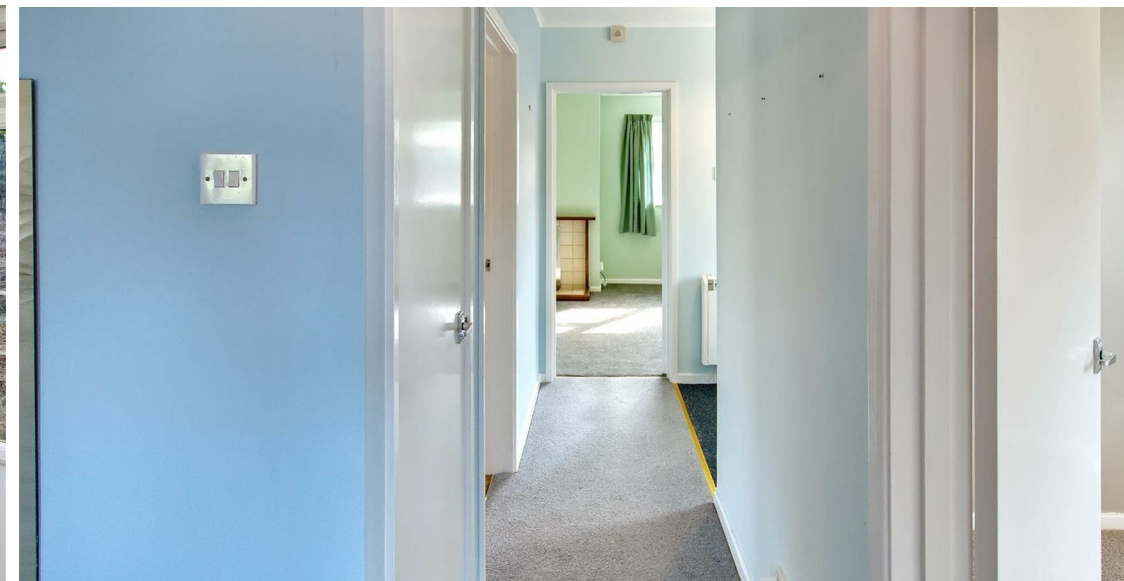


Directions

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.

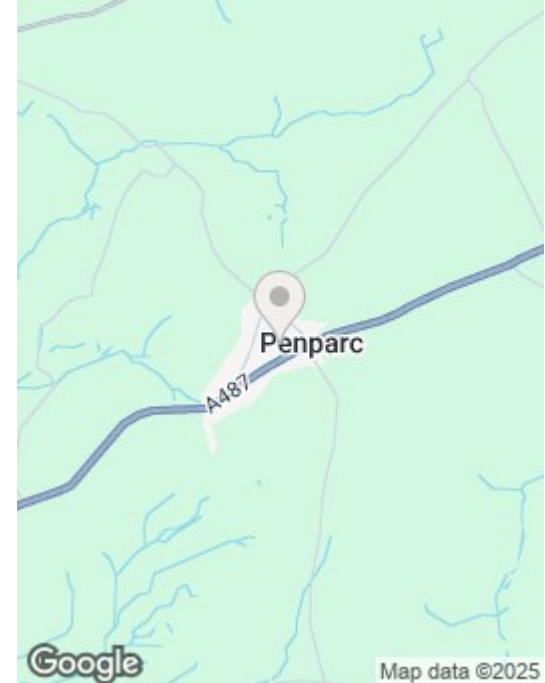
INFORMATION ABOUT THE AREA:

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

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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