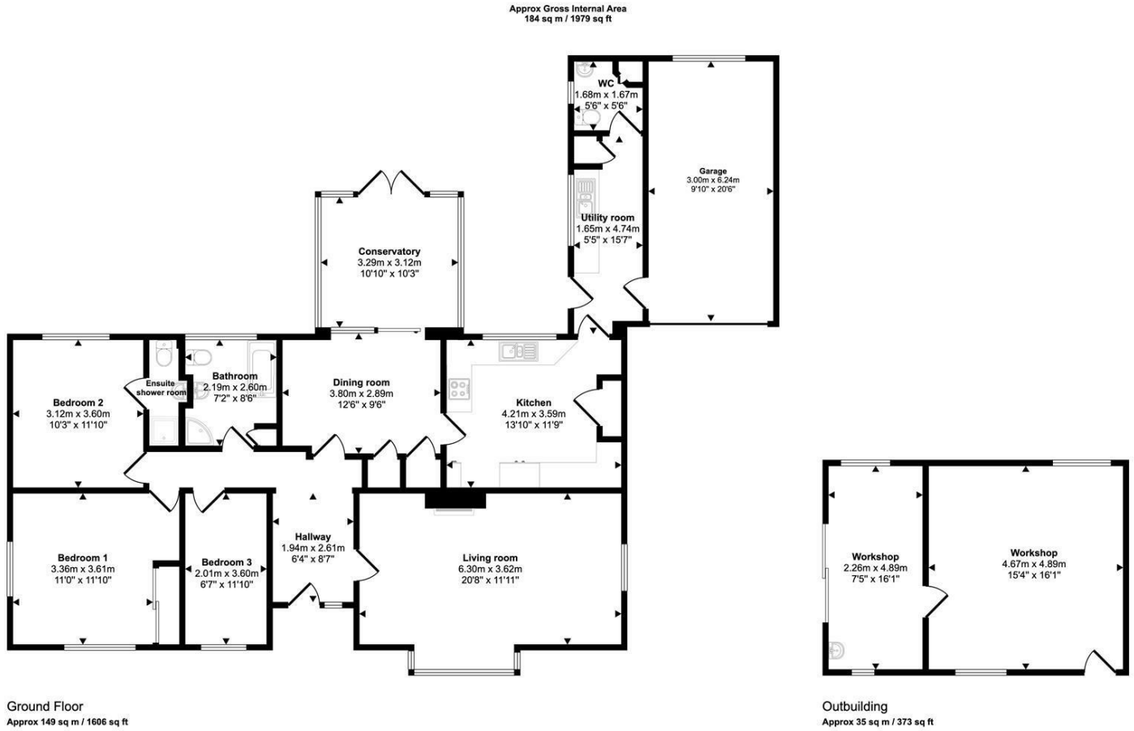

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E' Ceredigion

ref: LW/AMS/04/25/OK_LW

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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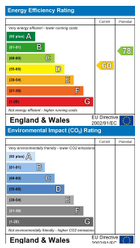
01239 615915
www.westwalesproperties.co.uk

Cadfan Hilltop Way, Parcllyn, Cardigan, SA43 2DS

- Detached Bungalow
- Two Reception Rooms
- Rear Garden & Attached Garage
- Detached Workshop / Garden Room
- Gas Central Heating
- Three Bedrooms
- Partial Sea Views to Front
- Rear Conservatory
- Less than 1 Mile to Aberporth Beach
- EPC Rating: D



Offers In The Region Of £440,000

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The Agent that goes the Extra Mile

A homely detached bungalow located in the coastal village of Parcllyn, being less than a mile walk to the popular beaches in Aberporth and within easy access to Cardigan Bay coastline and a short 6 mile drive to the vibrant town of Cardigan and its wide range of amenities. Boasting partial sea views to the front, three bedrooms, a South-West facing rear garden and a detached versatile outbuilding which could easily be transformed into a detached annexe for extra accommodation, a home office, a gym or yoga studio, or even offer income potential (STPC).

The accommodation briefly comprises a covered porch, leading into the welcoming entrance hallway, doors open to the impressive living room, extending approximately 6.30m in length, featuring a bay window with partial sea views to the front and an electric fire with a stylish wooden surround. Further along the hallway is the dining room, complete with built-in storage, an airing cupboard, and access to the conservatory — a delightful spot to enjoy views over the rear garden throughout the year. The dining room also leads into the well-appointed kitchen, which benefits from an integrated dishwasher, built-in double electric oven, electric hob with extractor fan, and a useful pantry with fitted shelving. A door from the kitchen provides access to the practical utility room, offering additional base units, plumbing and space for a washing machine and tumble dryer, along with a door to the rear garden. Off the utility room, there is also a convenient W/C and access to the attached garage.

The garage is fitted with electrics, a water connection, a boarded attic space, and an electric roller door. Subject to the necessary permissions, this generous space offers exciting potential to be converted into a small annexe for additional accommodation or income generation.

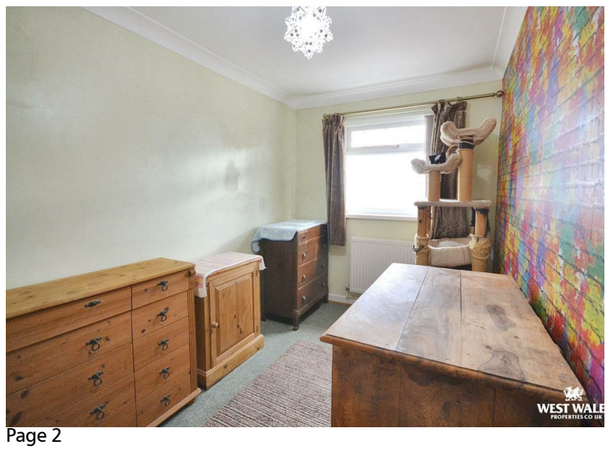
From the hallway, doors lead to three bedrooms — two doubles, one featuring a fitted wardrobe, and a comfortable single bedroom. One double bedroom, positioned at the rear of the property, enjoys the added benefit of an en-suite shower room. Completing the accommodation is a family bathroom, with both a bath and a separate shower enclosure, providing flexible options for everyday living.

Externally, the property is set back from the road, featuring a block-paved driveway and a gravelled parking area, providing ample space for multiple vehicles, including larger vehicles such as motorhomes. The front garden is enclosed on three sides by a low wall and is attractively planted with a variety of mature shrubs and bushes along the front border. The paved driveway leads directly to the attached garage, while a further paved pathway to the side of the property offers gated access to the rear garden.

The rear garden is a private space, backing onto open fields with stunning countryside views. Thoughtfully landscaped, it features a variety of areas designed for relaxation and enjoyment, including multiple patio spaces perfect for al-fresco dining or outdoor entertaining. There are vibrant flower borders and beds, a well-maintained lawn with shrubs, and a pond. The garden is fully enclosed, offering security on all sides. The present owner has a catio which will be removed in its entirety prior to completion.

From the conservatory and utility room, steps lead to a detached outbuilding at the end of the garden.- currently used as a workshop and storage area. This versatile space is equipped with electrics, double-glazed windows, sliding double doors, a wash hand basin, drainage, and a water connection.

Viewing highly recommended to fully appreciate the wide range of possibilities this property has to offer!



DIRECTIONS

Head out of Cardigan along the A487 north. At the roundabout in Blaenannerch turn left for Aberporth on the B4333. Take the first exit at the next roundabout and follow the road towards Aberporth and continue for just under a mile and you will see a left turn to Parcllyn / Hilltop Way. Continue along this road and the bungalow will be located on your left after a short distance. What three words

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.