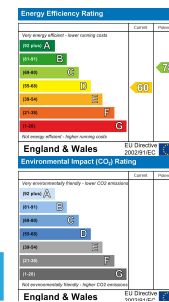


## Cadfan Hilltop Way, Parcllyn, Cardigan, Ceredigion, SA43 2DS

- 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

**Price £425,000**

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







A homely detached bungalow located in the coastal village of Parclyn, 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 Parclyn / 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.