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**Penwaun Villa, Cardigan - SA43 3NR**

Cardigan

£385,000



## Penwaun Villa

Cardigan, Cardigan

### Situation

St Dogmaels is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan (1.3 miles away). St Dogmaels is steeped in history with the ruins of the 12th century Abbey at its heart. The Abbey offers a great venue in the summer for Shakespearean plays and the village offers cafes and pubs, a local shop, and garage, places of worship and a primary school. St Dogmaels is also the start (or end) of the 186 miles long Pembrokeshire Coastal Path. And the popular sandy beach of Poppit Sands is only a short drive away. Nearby Cardigan town offers a range of amenities including; a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure center, restaurants and coffee shops, and many local shops.



## Directions

From Cardigan, proceed along the A487 (Fishguard) and take the right hand turning signposted for Moylegrove. Take the next right hand turning and the property will be found on the left hand side.

## Description

An exciting opportunity to acquire a three bedroom detached bungalow in this rural location, with convenient road links to neighbouring towns. Penwaun Villa enjoys far reaching views over adjoining countryside and towards the sea.

## Porch

Upvc double glazed windows, radiator, tiled floor, door to:-

## Hall

Radiator, Upvc window to the rear, cloaks cupboard.

## Living Room

Upvc window to the front, radiator, log burner in tiled hearth.

## Dining Room

Radiator, door to:-

## Conservatory

Upvc double glazed windows, radiator, double French doors, tiled floor.

## Kitchen

Having a range of wall and base units, worktop surfaces, Belfast sink with mixer tap over, void and plumbing for washing machine, electric cooker, radiator, Upvc window, Upvc door to:-

## Utility Room

Upvc windows to side, Upvc door, tiled floor, radiator.

## Bedroom One

Upvc window to the front, radiator, feature cast iron fireplace.

## **Bedroom Two**

Upvc window to the rear, radiator, feature cast iron fireplace.

## **Bedroom Three**

Upvc window to the rear, radiator.

## **Bathroom**

Upvc window to the rear, low flush WC, panel style bath with electric shower over, sink unit, heated towel rail.

## **Carport/Open Garage**

To the front of the property, with parking area.

## **Outside**

Externally, there is a car port to the side and the property is accessed via a wooden gate with lawned garden to the front and path leading to the bungalow. To the side of the garden there is a paddock with fenced boundary and stabling to the rear. The lawned garden wraps around the side of the property to the rear and is an ideal place to sit and relax and to enjoy the open countryside views or for outside dining or entertaining

## **Services, etc.**

Services - Mains water and electricity. Private drainage. Oil fired central heating. Local Authority - Pembrokeshire County Council Property Classification - Band C Tenure - Freehold and available with vacant possession upon completion. What3Words - ///indoors.strutting.homing

## **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



### **Broadband Availability**

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.1mbps upload and 1mbps download and Ultrafast 220mbps upload and 1800mbps download.

Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor Three - Good outdoor and indoor O2 - Good outdoor and indoor Vodafone. - Good outdoor and indoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



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