



GENERAL INFORMATION..

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.

TAX: Band "E" Ceredigion County Council

AGENTS VIEWING NOTES...We would respectfully ask you to call our office before you view this property internally or externally

FLOOR PLANS... Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

TR/FHR/07/19/OKTR18.07.19

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.

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

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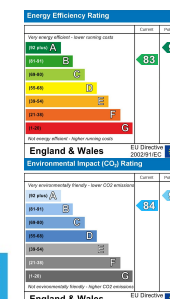


26 Dol Y Dintir, Cardigan, Ceredigion, SA43 1NU

- Modern Detached Dormer Bungalow
- Off-Road Parking
- Walking Distance to Town Centre
- Well Presented
- Gas Central Heating
- 3 Bedrooms & 2 Bathrooms
- Sought After Area in Cardigan
- Gardens Front & Rear
- Cul-De-Sac Location
- EPC Rating: B

£265,000

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****MODERN DESIRABLE PROPERTY****

Situated on the outskirts of Cardigan in a desirable cul-de-sac location and just walking distance to the town amenities, this very modern yet homely accommodation would make an ideal home. The property benefits from off-road parking, gardens to front and rear, and briefly comprises; on the ground floor, porch, hallway, office/bedroom, bathroom, second bedroom, fitted kitchen/dining room with integral electric oven, gas hob, extractor and dishwasher with french doors leading to the conservatory with door to the rear garden, utility room and lounge. On the first floor, there is a shower room with a door to a storage cupboard, and the master bedroom with fitted wardrobes and benefiting from views overlooking the garden.

Externally, the property benefits from off-road parking for two vehicles to the side, and offers separate gated access to the rear garden. The front garden is laid mainly to lawn, showcasing mature shrubs and flower beds, with a path leading to the enclosed rear garden. Laid mainly to lawn, with garden shed, paved steps leading down to the rear gated access, the rear garden is an ideal place to sit and enjoy outside dining or entertaining.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and shipbuilding area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants, coffee shops, and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.



Porch

2'8" x 3'4" (0.82m x 1.02)

Hallway

16'1" x 7'2" (maximum) (4.91m x 2.20m (maximum))

Office/Bedroom 3

9'3" x 12'3" (maximum) (2.83m x 3.74m (maximum))

Bathroom

6'7" x 6'8" (maximum) (2.02m x 2.05m (maximum))

Bedroom 2

10'6" x 10'7" (3.21m x 3.24m)

Lounge

11'1" x 13'4" (3.38m x 4.08m)

Kitchen/Dining Room

10'9" x 14'8" (maximum) (3.28m x 4.48m (maximum))

Conservatory

7'6" x 10'4" (2.31m x 3.15m)

Utility Room

4'11" x 8'6" (1.51m x 2.60m)

Landing

16'9" x 3'7" (maximum) (5.12m x 1.10m (maximum))

Shower Room

6'6" x 7'8" (1.99m x 2.36m)

Bedroom 1 (Master Bedroom)

14'8" x 22'9" (maximum) (4.49m x 6.94m (maximum))



DIRECTIONS

From our Cardigan office continue around the one-way system and head north along North Road. Continue onto Aberystwyth road and turn left just before Cawdor Cardigan onto Heol Helyg. Follow the road around onto Heol Derw and turn left onto Dol Y Dintir. Take the next right and the property is the first on the left-hand side.

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