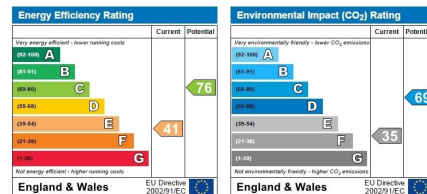




## Yr Oriel Wen, PENYBRYN SA43 3NJ

Offers in the region of £269,950

Spacious Dormer Bungalow  
Delightful Countryside Views  
Well Kept & Presented  
Parking, Garage & Gardens  
Ideal For Families or Retirement  
EER - E41



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**DD/RO/72448/110919**

## **DESCRIPTION**

A surprisingly spacious 4/5 bedroom detached dormer bungalow with delightful countryside views to its rear. The property boasts accommodation of an excellent size with double glazing and oil central heating. The rooms are naturally light and airy arranged over 2 floors, with a ground floor modern shower room and upstairs bathroom. There is ample off road car parking and an integral garage with electric door, plus front and rear level gardens. This is an ideal home for a family or couple looking for plenty of inside space. Viewing is strongly recommended.  
EER - E41

## **SITUATION**

The property is situated along the A484 road within the small country village of Penybryn which has a local pub and small number of properties. It is approximately 2 miles from Cardigan town which provides a wide range of shops and amenities from supermarkets to independent high street retailers, health and leisure facilities. The village of Cilgerran is also near by and has a lovely wildlife centre with café, ideal for walking the dog or taking grandchildren etc.

## **ENTRANCE HALL**

Enter via frosted double glazed front door with matching side screen, spacious hall with wooden parquet flooring, stairs to first floor with storage cupboard under, frosted porthole window to front, radiator, doors to:

## **LOUNGE**

18' x 13'9 (5.49m x 4.19m)  
Double glazed window to rear enjoying lovely views over the garden and countryside beyond, radiator.

## **KITCHEN**

11'10 x 13'11 (3.61m x 4.24m)  
Fitted range of wall and base storage cupboards with worktops over, 1½ bowl single drainer sink unit, double glazed window to rear enjoying lovely views, 5 ring gas hob with

stainless steel extractor hood, eye-level double oven, integrated dishwasher, pantry cupboard, part tiled walls, door to:

## **UTILITY**

13'2 x 10'7 (4.01m x 3.23m)  
Wall and base units with worktops over, single drainer sink, plumbing for washing machine, space for white goods, Trianco oil fired boiler servicing domestic hot water and central heating, double glazed window and external door to rear, door to:

## **INTEGRAL GARAGE**

18'10 x 13'2 (5.74m x 4.01m)  
Electric door to front, window to side, power and lighting connected.

## **DINING ROOM (L-SHAPED)**

16'2 x 15'10 (4.93m x 4.83m)  
Double glazed window to front, radiator, fitted shelving.

## **BEDROOM ONE**

13'2 x 12'1 (4.01m x 3.68m)  
Double glazed window to front, radiator, fitted wardrobe with sliding doors.

## **BEDROOM TWO**

9'6 x 9'10 (2.90m x 3.00m)  
Double glazed window to rear, radiator, fitted shelving.

## **SHOWER ROOM**

11'5 x 6'2 (3.48m x 1.88m)  
Modern large walk-in shower enclosure, WC, bidet, wash hand basin set in vanity unit, mirror and shelving, heated towel radiator, tiled walls and flooring, frosted double glazed window to side.

## **FIRST FLOOR LANDING**

Built-in airing cupboard with shelving and hot water cylinder, access to loft, doors to:

## **BEDROOM THREE**

14'1 x 12' (4.29m x 3.66m)  
Double glazed window to side, built-in wardrobes, radiator, access to eaves.

## **BATHROOM**

7'1 x 6'3 (2.16m x 1.91m)  
Bath with shower over, WC, wash hand basin set in vanity unit, tiled walls and flooring, heated towel radiator, double glazed window to rear.

## **BEDROOM FOUR/STUDY**

9'8 x 7'8 (2.95m x 2.34m)  
Double glazed window to rear, radiator.

## **BEDROOM FIVE**

15'7 x 11'11 (4.75m x 3.63m)  
Double glazed window to side, built-in wardrobes, radiator, wash hand basin set in vanity unit, access to eaves.

## **EXTERNALLY**

To the front of the property there is a hard standing driveway providing ample off road parking space and a garden area with lawn, mature borders, shrubs and trees which include young apple/fruit trees. Access on the side leads round to the rear where there is a lovely level garden with ornamental pond, lawn, further shrubs, trees, plants, **GREENHOUSE** and where the lovely outlook is enjoyed across neighbouring countryside.

## **SERVICES**

We are advised mains water, electricity and drainage are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail [cardigan@johnfrancis.co.uk](mailto:cardigan@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that 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 on these details have not been tested.

## **DIRECTIONS**

From Cardigan head on the A484 Tenby road for just a few miles until reaching the village of Penybryn. The property is located on the right hand side, slightly set back from the road. If you reach the Penybryn public house you have gone to far.