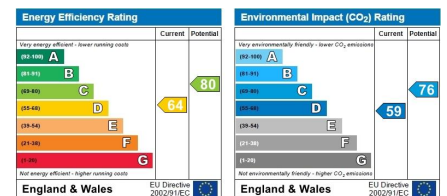




## Y Betws, Brynhafod, CARDIGAN SA43 1NS

Offers in the region of £199,950

Detached 2 Bed Bungalow  
Light & Spacious  
Front & Rear Gardens  
Driveway & Garage  
Close To Towns Amenities  
EER - D64



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**DD/RO/72923/300919**

### **DESCRIPTION**

A detached 2 double bedroom bungalow situated on a pleasant residential cul-de-sac within Cardigan town. The property enjoys a bright and roomy layout with double glazing and mains gas central heating. There are level front and rear gardens plus an integral garage and driveway for parking.

The property is ready for immediate occupation and is being offered for sale chain free.

EER - D64

### **SITUATION**

The property is situated on a residential cul-de-sac within Cardigan town centre, within easy reach of all the towns shops services and amenities. The cul-de-sac is on a private road.

### **ENTRANCE**

Enter via frosted double glazed front door with matching side window, wooden flooring, radiator, access to built-in cloaks cupboard, doors to:

### **LIVING ROOM**

17'9 x 12' (5.41m x 3.66m)

Double glazed window to front, wooden flooring, radiator gas fireplace.

### **DINING ROOM**

10'5 x 9' (3.18m x 2.74m)

Double glazed window to rear, wooden flooring, radiator, door to:

### **KITCHEN**

10'10 x 10'5 (3.30m x 3.18m)

Wall and base units with worktops over, 1½ bowl single drainer sink, part tiled walls, vertical radiator, tiled flooring, wall mounted gas combination boiler servicing the domestic hot water and central heating, double glazed window to rear, door to:

### **LOBBY**

Double glazed external door to rear garden, door to:

### **CLOAKROOM**

WC, frosted double glazed window to rear, radiator.

### **UTILITY**

Window to side, radiator, plumbing for washing machine.

### **INTEGRAL GARAGE**

17'11 x 8'10 (5.46m x 2.69m)

Electric up and over door to front, water tap, window to side, power and lighting connected.

### **BEDROOM ONE**

12'4 x 12'6 (3.76m x 3.81m)

Double glazed window to front, radiator.

### **BEDROOM TWO**

10'5 x 9'10 (3.18m x 3.00m)

Double glazed window to rear, radiator.

### **SHOWER ROOM**

9'6 x 6'1 (2.90m x 1.85m)

Wet room style showering area with glass screen and shower unit fed from boiler, pedestal wash hand basin, WC, frosted double glazed window to rear, radiator, mosaic tiled flooring, part tiled walls.

### **EXTERNALLY**

To the front of the property is a hard standing driveway providing off road parking space. The front garden is mainly laid to lawn with shrub and plant bordering. Side access pathways lead to the rear where there is a pleasant garden with an area of hard standing for seating, **TIMBER STORE SHED** and level lawned garden with shrubs and plants.

### **SERVICES**

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

### **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail 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 our Cardigan office proceed onto North Road and then turn right into Napier Street, left into Napier gardens and proceed up this road for a couple of hundred meters or so and the entrance to Brynhafod is on the right hand side, As you proceed into the cul-de-sac the property is found on the left hand side identified by our for sale sign.