



## The Smallholding Centre

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SA43 1HJ

5 Bed Detached Bungalow

£395,000



## Maes Y Ffynnon, Caemorgan Road Cardigan, SA43 1QU

An immaculately presented, spacious 5 bed detached bungalow, tastefully decorated having been transformed with a complete renovation in recent years. Maes y Ffynnon is located on the outskirts of Cardigan yet within walking distance of all the amenities the town has to offer. The property itself has 5 double bedrooms, lounge, large kitchen / diner, utility, family bathroom and separate shower room. Externally to the front there is a lawned area with specimen trees and a walled boundary with large driveway providing for parking space for multiple vehicles. To the rear of the property there is a low maintenance garden with patio seating area and raised lawn area, perfect for summer barbecues . This is an ideal family home in a convenient and desirable location, just a short drive from the beautiful West Wales Coastline.

## Key Features

5 Bed Detached Bungalow

Completely Renovated Throughout

Versatile Accommodation

Walking Distance In To Cardigan Town

Driveway Parking For Multiple Vehicles

Overlooking Fields To Rear

Beaches Just A Short Drive Away

Energy Rating: E

## Ground Floor

**Accommodation** - Entrance via UPVC door into:

**Porch** - With double-glazed windows to the front and side, timber door into:

**Hallway** - With built-in storage cupboard, radiator, wood-effect flooring, doors off to:

**Lounge** - 14' 9" x 15' 5" (4.52m x 4.71m) With extra large UPVC double-glazed window to the front, wood-effect flooring, modern radiator.

**Kitchen / Diner** - 22' 7" x 16' 4" (6.89m x 4.98m) L-shaped (max. dimensions).

With UPVC double-glazed window to the rear and two to side, a range of base units with marble-effect work surfaces over, useful corner pantry, sink/drain unit, ceramic hob with electric eye-level double oven, built-in dishwasher and fridge freezer, tiled effect flooring, feature modern radiator.

**Utility Room** - 10' 7" x 8' 11" (3.24m x 2.74m) With obscured double-glazed window to side, double doors to outside, space and plumbing for washing machine, "Grant" oil-fired boiler, marble-effect work surface, wood-effect laminate flooring, access to loft space, radiator.

**Bedroom 1** - 12' 10" x 10' 0" (3.92m x 3.07m) With large UPVC double-glazed window to the front, wood-effect flooring, radiator.

**Family Bathroom** - With UPVC obscured double-glazed window to side, panelled bath, walk-in shower with mixer shower fitted, low level flush WC, wash hand basin set in vanity unit, heated towel rail, tiled flooring, part-tiled walls, spot lighting, extractor fan.

**Bedroom 2** - 11' 6" x 11' 10" (3.51m x 3.63m) With UPVC double-glazed window to rear, wood-effect flooring, radiator.

**Bedroom 3** - 11' 5" x 8' 8" (3.5m x 2.65m) With UPVC double-glazed window to rear, wood-effect flooring, radiator.

**Rear Hallway** - With Velux roof window, door out to rear garden, useful shelving, access to loft space, tile-effect flooring.

**Bedroom 4** - 11' 3" x 9' 4" (3.43m x 2.86m) With UPVC double-glazed window overlooking rear garden, wood-effect laminate flooring, radiator.

**Bedroom 5** - 12' 9" x 9' 4" (3.89m x 2.86m) L-shaped (max. dimensions)

With UPVC double-glazed window to rear, wood-effect flooring, radiator.

**Shower Room** - With UPVC double-glazed window to side, large walk-in shower with mixer shower fitted, low level flush WC, wash hand basin set in vanity unit, fully tiled walls and floor, spot-lighting, black towel rail.

## Exterior

**Externally** - The property is approached from the lane via a large paved driveway to the front with lawned area and dwarf wall, 3 cherry trees and an electric charging point. There is gated access to either side of the property. To the rear, there is a low-maintenance paved patio area with



Large Kitchen / Diner



Dining Area



Kitchen



Kitchen - Another View

dwarf wall and steps leading up to a raised lawn area with views over fields to rear.

**General Information** - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold.

Services: Mains electricity, mains water, private drainage (cesspool), oil-fired central heating.

Council Tax: Band E, Ceredigion County Council.

**Directions** - From Cardigan, take the A487 coast road towards Aberystwyth for a short distance and take the first left hand turn onto Caemorgan Road. Maes Y Ffynnon is the third bungalow on your right denoted by our For Sale board.

Google co-ordinates: 52.09337339071442, -4.636236014040817  
What3Words: ///tactical.liberated.superbly



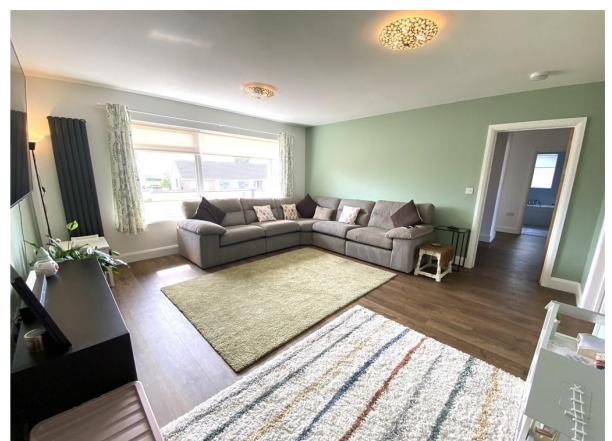
Kitchen / Diner



Kitchen



Lounge



Lounge - Another View



Utility



Porch



Bedroom 1



Bedroom 1 - Another View



Family Bathroom



Family Bathroom - Another View



Family Bathroom - Another View



Bedroom 2



Bedroom 3



Bedroom 4



Shower Room



Shower Room - Another View



Bedroom 5



Rear Garden



Rear Garden - Another View



Rear Garden



Rear View Of Property



Front Driveway

# Floorplans

Ground Floor



For Identification Purposes Only.  
Plan produced using PlanUp.

Maes Y Ffynnon

# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		