



12 Heol Helyg, Cardigan SA43 1NG

Offers in the region of £279,950

3/4 Bedroom Bungalow
Good Size Level Plot
Detached Garage And Parking
Ideal For Retired Or Family
Extended Accommodation
EER - TBC

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LCW/RO/74280/240221

DESCRIPTION

An extended 3/4 bedroom detached bungalow in a good size level plot within the popular area of North Park in Cardigan town centre. Internally the property offers excellent well proportioned rooms which are light and airy, providing spacious living accommodation for a couple or a family. There are surrounding level lawned gardens, a detached garage and a driveway providing off road parking. The bungalow is in a convenient position for access to the town's many amenities.

Viewing is highly recommended.

EER - TBC

SITUATION

The property is situated in the popular residential area of North Park with similar properties on both sides of the street. It is well placed for easy access to the towns supermarkets, shopping high street, leisure and recreational facilities. A bus stop is well placed near the property, making getting back and forth from the shops even easier.

HALLWAY

Enter via frosted double glazed front door, access to loft, built-in storage cupboard with shelving, storage cupboard housing Ideal gas boiler servicing domestic hot water and central heating, airing cupboard housing hot water cylinder, double panel radiator, doors to:

KITCHEN

12'8 x 9'9 (3.86m x 2.97m)
Double glazed window to front, wall and base units with worktops over, single drainer sink, built-in oven and electric hob, space for fridge/freezer and dishwasher, plumbing for washing machine, serving hatch to living room, storage cupboard with shelving, double panel radiator.

LOUNGE

17'3 x 12'8 (5.26m x 3.86m)
Double glazed window to front, gas fireplace, double panel radiator, door to:

DINING ROOM/BEDROOM FOUR

14'7 x 11'9 (4.45m x 3.58m)
Double glazed window to front, vanity sink unit, double panel radiator.

BEDROOM ONE

12'9 x 11'5 (3.89m x 3.48m)
Double glazed window to rear, double panel radiator.

BEDROOM TWO

11'5 x 9'9 (3.48m x 2.97m)
Double glazed window to rear, double panel radiator.

BEDROOM THREE

11'5 x 7'9 (3.48m x 2.36m)
External double glazed door to side leading to rear garden, double panel radiator.

BATHROOM

7'8 x 5'7 (2.34m x 1.70m)
Double glazed frosted window to side, bath with shower over, shower, WC, wash hand basin, tiled walls, double panel radiator.

EXTERNALLY

To the front of the property is a hard standing driveway providing off road parking and leading to the **DETACHED GARAGE 17'8 x 8'6** with up and over door, side pedestrian double glazed door and power and lighting connected. Situated behind the garage are a useful storage outside W.C. There is a good size garden mainly laid to lawn with well established shrubs. Gated access on both sides of the property lead to the rear garden which has a patio area and private level garden mainly laid to lawn, with shrub borders.

SERVICES

We are advised mains 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 up North Road passing the Catholic Church and Aldi supermarket. Approximately 150 metres on, turn left into Heol Helyg and follow the road on to the junction by the bus stop. The property is situated on the left hand side identified by our John Francis For Sale sign.