



The Smallholding Centre

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4 Bed Detached Dormer Bungalow

£349,000



Bryncoed, Maes-y-Coed Cardigan, SA43 1AP

Bryncoed is a very spacious dormer bungalow situated at the end of a no through road and within walking distance of the leisure centre, the new health centre as well as primary and secondary schools and Tesco / Aldi Supermarkets within the bustling little town of Cardigan. It is also a short drive to the local dog-friendly beach at Poppit Sands. In the dormer bungalow, which could use some updating now, there is an entrance hallway, large master bedroom, large lounge, dining room, conservatory, kitchen, utility, bedroom 2 (with wc), bedroom 3 / sitting room, shower room, integral garage, on the first floor there are a further 2 bedrooms and a second shower room. Outside there is parking for several cars on the driveway with gardens to the front and rear. If you're wanting alot more space for your money than a standard 3 bed bungalow would give you then Bryncoed could be just what you're looking for.

Key Features

Spacious 4/5 Dormer Bungalow

Walking Distance To Tesco & Town

No Through Road Position

Plenty Of Parking Space

3 Beds Down / 2 Upstairs

Could Use A Little Updating Now

2 Shower Rooms

Energy Rating: D

Ground Floor

Accommodation - Entrance via sliding patio doors leading into:

Porch - With UPVC double-glazed door into:

Hallway - With staircase to first floor, radiator, built-in airing cupboard, through to:

Master Bedroom - **14' 10" x 11' 9" (4.53m x 3.6m)** With 2 UPVC double-glazed windows to front and side, extensive built-in wardrobes and cupboard, radiator.

Lounge - **17' 10" x 12' 11" (5.45m x 3.95m)** With 2 large UPVC double-glazed windows to front and side, 2 radiators, coal-effect electric fire set in an attractive slate surround, leading into:

Dining Room - **13' 0" x 9' 9" (3.98m x 2.99m)** With radiator, doors off to kitchen and:

Conservatory - **17' 9" x 7' 1" (5.42m x 2.17m)** With UPVC double-glazed units on three sides, door out to rear gardens.

Kitchen - **11' 10" x 10' 9" (3.61m x 3.3m)** With UPVC double-glazed window to rear, an excellent range of wall and base units, 1.5 bowl sink/drain unit, dishwasher, fridge, free-standing electric cooker with extractor fan over, tiled splash back, radiator, door into:

Utility - **8' 9" x 7' 6" (2.67m x 2.3m)** With UPVC double-glazed window to rear, sink/drain unit, floor-standing gas-fired boiler (needing work), door into:

Bedroom 2 (en-suite) - **10' 9" x 18' 6" (3.29m x 5.64m)** With 2 UPVC double-glazed windows to the front, 2 radiators.

En-Suite WC - With low level flush WC, wash hand basin.

Inner Hallway - With door out to rear gardens, door out to integral garage and door into:

Sitting Room / Bedroom 3 - **17' 4" x 11' 10" (5.29m x 3.61m)** With a large UPVC double-glazed window to the rear, coal-effect fire, laminate flooring.

This room, together with bedroom 2 and the utility would make a perfect one-bedroom downstairs annexe for an elderly relative if so required.

Shower Room - With frosted UPVC double-glazed window to side, pedestal wash hand basin, shower area with part-screen, low level flush WC, radiator.

Integral Garage - **19' 1" x 17' 7" (5.84m x 5.37m)** L-shaped - maximum dimensions.

With up and over door, power and lighting connected.

First Floor

First Floor - Accessed via staircase in hallway and giving access to:

First Floor Landing - With doors off to:



Rear View Of Dormer



Main View 2



Entrance Hallway



Master Bedroom 1

Bedroom 4 - 14' 6" x 11' 7" (4.43m x 3.55m) With UPVC double-glazed window to front, radiator, built-in wardrobe, two under-eaves storage cupboards, wash hand basin, access to loft space.

Shower Room - With Velux roof window to side, large shower cubicle, low level flush WC.

Bedroom 5 - 14' 9" x 11' 7" (4.51m x 3.55m) With UPVC double-glazed window to rear, built-in storage, under-eaves storage cupboards, wash hand basin, radiator.

Exterior

Externally - The property is located at the end of a no through road/cul de sac position with a driveway shared with two neighbouring properties. There is parking for up to 4+ vehicles on drive, which leads to the integral garage. To the side of the driveway is a lawn area with a range of flowers and shrubs and a greenhouse. There is gated side access down the left-hand side of the property to the rear garden and conservatory. The rear garden has a large paved patio area, with a couple of steps up to the lawn which has pretty flower beds, mature borders and mature trees, with paths, two small ponds (together with goldfish) and lovely areas to sit and relax. The layout of the property could easily lend itself to be converted to multigenerational living by using the current bedroom 2 / bedroom 3 / utility / wc configuration (subject to any consents required).

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

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, mains gas.

Please note: we have been advised by the vendor that the boiler is not currently working.

Council Tax: Band E, Ceredigion County Council

Directions - From our office in Cardigan town, head up the high street and where the road divides, keep left proceeding on North Road towards Tesco. Turn left towards Gwbert passing the Rugby field on your right then take the next right after the Rugby Field (not alongside the Rugby field) into Cnwc y Dintir Road, continue along and turn left into MaesyCoed Road, continue to the end of the road and Bryncoed can be found on your left hand side, denoted by our For Sale board.

What 3 Words: ///guests.pumpkin.outsize



Master Bedroom - View 2



Lounge



Lounge - View 2



Conservatory



Dining Room



Kitchen



Utility



Bedroom 2



Bedroom 2 -View 2



Bedroom 3 / Sitting Room



Bedroom 3/ Sitting Room - View 2



Downstairs Shower Room 1



Bedroom 4



Bedroom 4 - View 2



Shower Room 2



Bedroom 5



Bedroom 5 - Other View



Attached Garage



Rear Gardens



Front Side Gardens



Rear Gardens



Rear Gardens

Floorplans



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		