



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'F' Pembrokeshire

ref: LW/AMS/01/23/OK

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

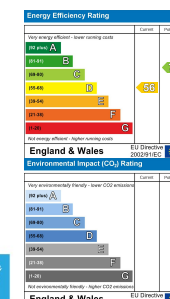
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### Maesteg Llwynelyn, Cilgerran, Cardigan, Pembrokeshire, SA43 2PE

- Detached Bungalow
- Four Bedrooms
- Kitchen & Utility Room
- Garden To Rear
- Oil Central Heating
- Popular Village Location
- Two Bathrooms & One Shower Room
- Countryside Views
- Ample Off Road Parking & Garage
- EPC Rating: D



Offers In The Region Of £325,000

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**The Agent that goes the Extra Mile**





A well presented detached property situated in the village of Llwynceilyn, just outside of Cilgerran and approximately 4.6 miles to the market town of Cardigan. The property benefits from ample off road parking, countryside views, and four bedrooms. This would make a wonderful family home.

The accommodation briefly comprises: an entrance hallway with door to the left leading to a bedroom with an en suite bathroom currently utilised as an art studio. The kitchen has fitted matching wall and base units, and a door leading to the utility room. From the kitchen double doors leading to the dining area - this makes the perfect spot for socialising. The lounge benefits from a feature fireplace with electric fire and patio doors leading out to the rear garden. Continuing down the hallway there is the family sized bathroom which has a separate bath and shower, and three bedrooms one with en suite shower room. We have been advised by the vendors that the loft space may be suitable for conversion, subject to any necessary planning consents being obtained.

Externally; the property is approached via a tarmac driveway offering ample off road parking for several vehicles as well as garage which benefits from power and lighting. Accessed via either side of the property the rear garden has a wonderful patio area, with raised lawn overlooking the countryside. This makes a great spot to sit and relax!

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100s. The Welsh Wildlife Centre is found just on the outskirts of the village with a cafe and walks around the Teifi Marshes. The village, with its many bus links, has a primary school, village shop, public houses, solicitors, garage and outdoor pursuits center Heritage Canoes. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops, and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion and Pembrokeshire Coastal Paths.



**Entrance Hallway**

**Dining Room**

**Bedroom**

**Art Studio / Bedroom**

**Lounge**

**Ensuite Shower Room**

**Bathroom**

**Bedroom**

**Garage**

**Kitchen**

**Bathroom**

**Utility Room**

**Bedroom**



**DIRECTIONS**

Head out of Cardigan along the A478 until you reach the village of Penybryn. Turn left on to Cilgerran Road and proceed into the village. Continue through the main street, passing the village hall on your left. Continue along this road and turn right at the junction opposite 'Dog Food Dave', signposted for Llwynceilyn. Continue along this road for approximately 0.3 miles and the property will be located on your right hand side. What 3 Words Reference - regime.scared.townhouse

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