



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 'E' Ceredigion

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

ref: LG/AMS/01/24/OK/LG

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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

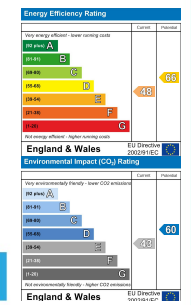


Bryncoed, 10 Maesycoed, Cardigan, Ceredigion, SA43 1AP

- Detached Dormer Bungalow
- Four Reception Rooms
- Walking Distance To Shops & Amenities
- Ample Off Road Parking
- Approximately 1.5 Miles To Gwbert Beach
- Chain Free
- Four Bedrooms
- Potential For Annexe
- Garden To The Rear
- EPC Rating: D

Offers In The Region Of £365,000

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



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The Agent that goes the Extra Mile





A dormer bungalow situated in a convenient cul de sac location within walking distance of Cardigan town and its amenities. Gwbert beach and boat club is approximately 1.5 miles away, to get here there is a lovely walk along the coast path. The property benefits from four double bedrooms, and four reception rooms with potential to create an annexe for multi generational living (subject to necessary planning consents).

Briefly comprising on the first floor, an entrance hallway with a wood panelled vaulted ceiling, and a ground floor wet room. To the left there is a double bedroom with built-in wardrobes, and a living room with feature fireplace and double aspect windows over looking the front and side of the property. From here double doors lead to the dining area, giving access to the conservatory. The kitchen benefits from matching wall and base units with a door to the useful utility area. From here a hallway leads to a further reception room, a bedroom with ensuite WC and the integral garage with power and lighting. This part of the property has potential to become an annexe (STPC.) On the first floor there are two double bedrooms, both with wash basins and storage in the eaves. There is also a shower room.

Externally, the property is accessed via a shared driveway that leads to the tarmacked driveway offering off road parking for several vehicles as well as a garage. To the right of the driveway there is a lawned area with a greenhouse and a variety of shrubs. To the left there are paved decorative steps that lead to the rear garden via a gate to the side of the property. The garden benefits from a patio area, from here a couple of steps lead to the lawn where there are mature trees, shrubs, flower beds and a couple of feature ponds. This offers a wonderful spot to sit, relax and enjoy the garden.



Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

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|----------------------|---------------------|-----------------------|----------------------|---------------------|
| Entrance Hall | Dining Room | Utility Room | Ensuite WC | Shower Room |
| Living Room | Conservatory | Reception Room | Shower Room | Bedroom Four |
| Bedroom One | Kitchen | Bedroom Two | Bedroom Three | |

DIRECTIONS

From our Cardigan office continue around the one way system and through the town proceeding North towards the Bowling Club and Rugby pitch. Turn left at the Bowling club onto Gwbert Road and continue along the road for passing the rugby pitch, and take the second right onto Cnwyc y Dintir. Continue along the road taking the next left turn, and the property will be found at the end of the road on the left. What three words -



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.