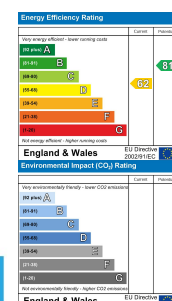


The Warren Pentre'r Bryn, Near New Quay, Ceredigion, SA44 6JY

- Detached Bungalow
- Two Bedrooms & Loft Room
- Garden To Front & Rear
- Garage
- Oil Central Heating
- Well Presented
- Two Reception Rooms
- Ample Off Road Parking
- Approx. 3.6 Miles To New Quay
- EPC Rating: D

Offers Over £250,000

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



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 'C' Ceredigion
AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

ref:LW/AMS/02/24/OK/02/24

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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.

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The Agent that goes the Extra Mile





A well presented detached bungalow situated in the village of Pentre'r Bryn, approximately 3.5 miles to the popular coastal village of New Quay, where there is a wonderful sandy beach and harbour. The property benefits from ample off road parking, a garden to the front and rear, and two reception rooms making it a wonderful family home or retirement property.

The accommodation briefly comprises, an entrance hallway, with a door to the right leading to the living room with a feature fireplace and electric stove. From here there is access to the kitchen with fitted matching wall and base units with a range cooker. and the wonderful sun room which over looks the front and rear garden. There is a family bathroom and two double bedrooms. A narrow staircase leads to the loft room (32'9 x 9'6) ideal for further accommodation, or office space.

Externally, the property is accessed via a gated tarmac driveway, with ample off road parking for several vehicles, as well as a garage which benefits from power and lighting. At the front there is also a lawned area with shrubs and flower beds. The rear garden can be accessed via either side of the property, and has a wonderful decked area offering the perfect spot to sit, and relax. There is also a patio and a lawned area again with flower beds, a feature pond and useful wooden storage shed. Viewing is highly recommended.

Approximately 3.5 miles from Pentre'r Bryn lies the pretty fishing village of New Quay. The village boasts beautiful sandy beaches, narrow winding streets, picturesque cottages and a harbour to sit and watch the famous Cardigan Bay bottle nose dolphins! The village is also famous for being the home of the acclaimed Welsh poet Dylan Thomas in the 1940s. The village benefits from many shops, public houses, restaurants, chip shops, cafes, primary school, doctors surgery, chemist, etc. The village is popular all through the year with locals and tourists alike.



Hallway

Kitchen

Bathroom

Living Room

Bedroom One

Loft Room

Conservatory

Bedroom Two

DIRECTIONS

From Cardigan head North East on the A487 for around 15.6 miles until you reach the village Synnod Inn. Turn left opposite the bus stop sign posted New Quay. Continue along this road for approx. 1 mile and the property will be located on your left hand side denoted by our for sale board. What Three Words//carbonate.worker.cleans



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