

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 'E' Ceredigion  
DRAINAGE: We are advised this property is served by private drainage.

ref: LW/AMS/02/24/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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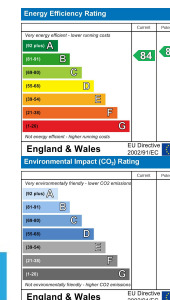


### Nant Y Deri Pontgarreg, Llandysul, SA44 6AU

- Detached Bungalow
- Approx 1.7 Miles To Llangrannog
- Countryside Views
- Conservatory / Sun room
- Air Source Heating & Solar Panels
- Three Bedrooms
- Village Location
- Garage / Workshop
- Approx 1.9 Miles To Llangrannog Beach
- EPC Rating: B

Offers Over £300,000

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**The Agent that goes the Extra Mile**





Situated within the village of Pontgarreg, within easy reach of the wonderful beaches within Ceredigion. Llangrannog beach is approximately just 1.9 miles away, 3.1 miles to Penbryn and 7.8 miles to Aberporth. The property benefits from solar panels and air source heat pump heating. The accommodation briefly comprises, an entrance porch, and living room with double doors leading on to the rear decking area. A modern fitted kitchen with matching wall and base units and undercounter lighting. There is a wonderful conservatory allowing lots of light into the property with views overlooking the rear garden, and also giving access to the raised decked area. From here a door leads to the integral garage. Towards the other end of the bungalow there is a shower room and three bedrooms, two of which are double.

The property is approached via a bricked driveway offering off road parking, as well as access to the garage which has power and lighting. To the front of the property there is a lawned area with a flower bed border. The rear garden can be accessed via either side of the property and again is laid mainly to lawn with a feature pond and the benefit of countryside views. The decking offers the perfect spot to sit and relax.

The village benefits from being a short drive from popular Ceredigion beaches such as Penbryn, Llangrannog, Cwmttydu and New Quay, which offers beautiful coastal walks and village amenities such as shops and cafes. It is situated 10.3 miles south of beautiful town of Aberaeron which is famous for its elegant, brightly painted town houses and offers amenities including a supermarket, various shops, pharmacy, places of worship, primary and secondary school, cafes, restaurants, craft shops and more. 12.2 miles south is the market town of Cardigan which offers amenities such as supermarkets, a primary and secondary schools, local shops, cafes, petrol filling station and more.



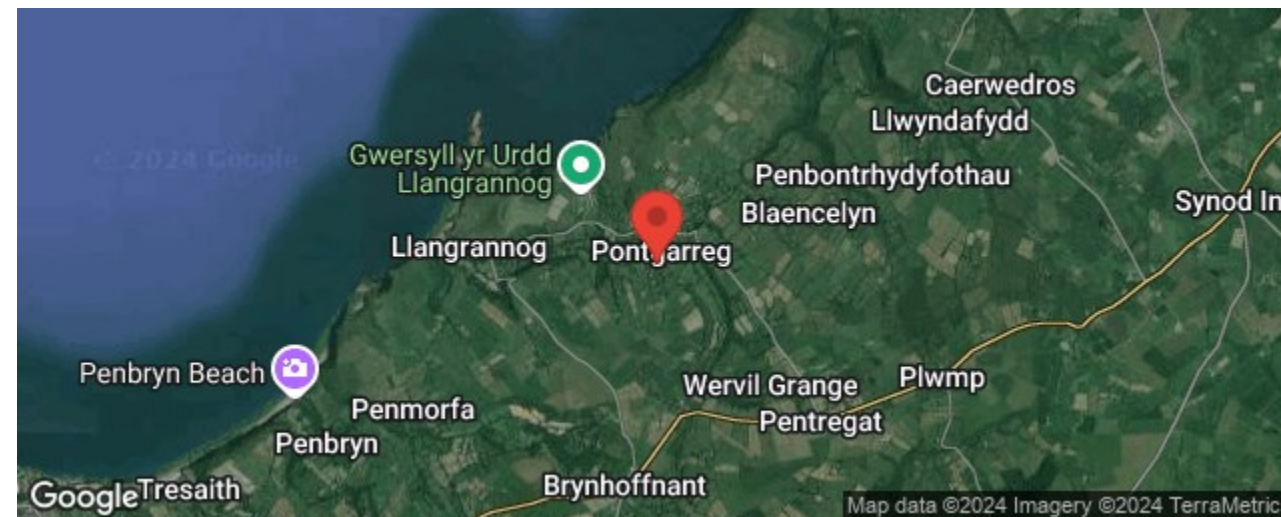
- Porch
- Hallway
- Living Room
- Kitchen

- Conservatory
- Bedroom
- Bedroom
- Bedroom

- Shower Room
- Garage

**DIRECTIONS**

From our Cardigan office head north on the A487 for 11 miles, turn left at the garage sign posted Llangrannog on the B4334 and follow the road for 1.4 miles and take the right turn at the crossroads sign posted Urdd Centre, follow this road for 1 mile and the house will be situated on your left denoted by our For Sale sign. What 3 Words Reference ///scowls.manhole.attention



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.