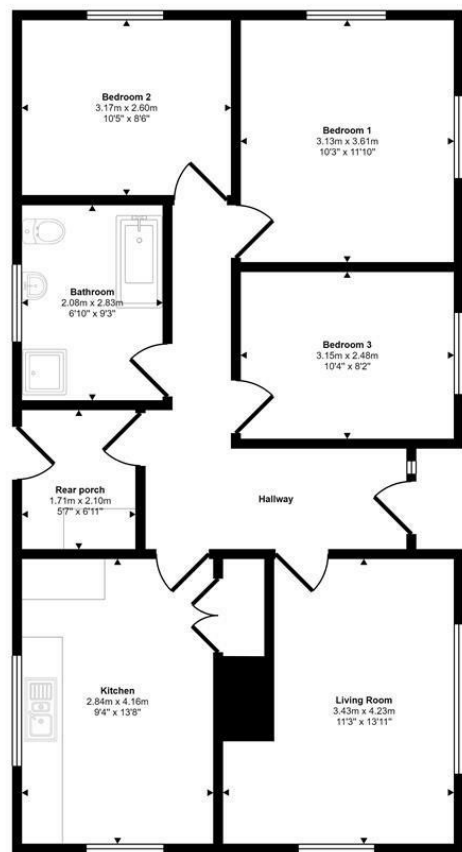
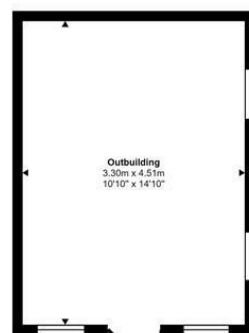


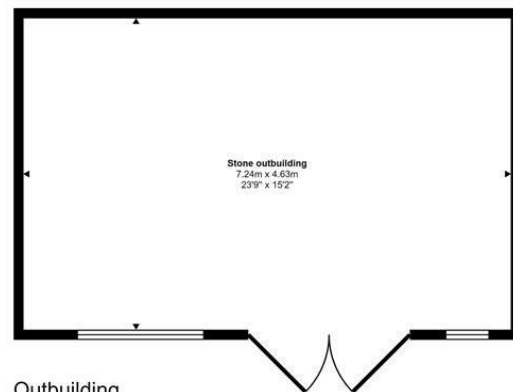
Approx Gross Internal Area  
126 sq m / 1352 sq ft



Floorplan  
Approx 77 sq m / 831 sq ft



Outbuilding  
Approx 15 sq m / 160 sq ft



Outbuilding  
Approx 33 sq m / 360 sq ft

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' Ceredigion County Council  
AGENTS NOTE: Please note there is an agricultural tie on this property which states -The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person.  
DRAINAGE: Please note this property is served by private drainage.

ref: LW/AMS/03/24/OK

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

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

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

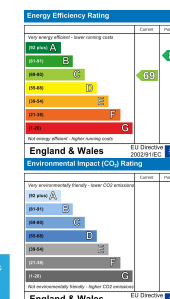


## Lletyr Castan Glynarthen, Llandysul, SA44 6PS

- No Onward Chain
- Three Bedrooms
- Rural Location
- Stone Outbuilding
- Oil Central Heating
- Detached Bungalow
- Approx 3 Acres
- Off Road Parking
- Agricultural Tie
- EPC Rating: C

Offers In The Region Of £350,000

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**The Agent that goes the Extra Mile**







A wonderful opportunity to purchase a detached bungalow in the rural village of Glynarthen, set within approx 3 acres. This property is subject to an agricultural tie, please contact us for further information. This would make an ideal family home, and offers a wonderful lifestyle, as you would have the opportunity to keep livestock, grow your own fruit and vegetables and enjoy the land around you.

The property briefly comprises, an entrance hallway, a door to the left leads to the living room with feature fireplace and open fire. A kitchen with matching wall and base units, and a built in storage cupboard. There is a rear porch/utility area, a family sized bathroom with separate bath and shower, along with three bedrooms.

Externally, to the front of the property there is off road parking for several vehicles. There is a stone outbuilding, which would make an ideal workshop or conversion (Subject to planning consents). To the rear of the property there is a patio seating area, with a useful wooden storage shed. The side of the property is laid to lawn and benefits from a greenhouse. To the front of the property there is a lawned area offering the perfect spot to sit and enjoy the views of the land in front of you. The property benefits from approximately 3 acres of land, ideal for keeping livestock.

Viewing is highly recommended to appreciate what this property has to offer!

The rural village of Glynarthen is situated 9.2 miles north east of Cardigan town and only 5.1 miles to Llangrannog beach! The village has a chapel and a village hall. Nearby Brynhoffnant offers a shop and a large primary school and the town of Cardigan offers more amenities such as a primary and secondary school, a further education college, major super markets 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 Coastal Path.



**Hallway**

**Bathroom**

**Bedroom**

**Living Room**

**Bedroom**

**Outbuilding**

**Kitchen**

**Bedroom**

**Stone Outbuilding**

**DIRECTIONS**

From Cardigan head north on A487 until you reach the Gogerddan cross roads. Turn right at the cross roads for Newcastle Emlyn, and take the first left for Betws Ifan. Continue along the road through Betws Ifan for approx 2.5 miles, before taking a right turn, continue along this road for 0.1 miles and the property will be found on your left hand side denoted by our for sale board. What 3 Words Ref - ///jazzy.shell.ignore



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