

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 'TBC' Ceredigion

DRAINAGE: Please note we are advised this property is served by private drainage.

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

ref: LW/AMS/04/24/OK

FACEBOOK & TWITTER

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<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

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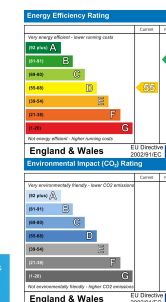


Golwg Y Frenni Near Aberporth, Tanygroes, Cardigan, Ceredigion, SA43 2HZ

- Detached Bungalow
- Convenient Location to Amenities
- Modern Interior
- Off-Road Parking
- Gas Central Heating
- Three Double Bedrooms
- Approx 7.5 Acres
- Paddock + Range of Outbuildings
- Approx 2.1 Miles to Aberporth Beach
- EPC Rating: D

Offers In The Region Of £560,000

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The Agent that goes the Extra Mile





**** Updated to include extra land - now totalling approx. 7.5 Acres and a useful range of outbuildings**** Nestled in the charming village of Tanygroes, this delightful detached bungalow offers a perfect blend of comfort and style. Boasting three cosy bedrooms, an open plan kitchen and dining room, and is surrounded by approximately 7.5 acres. This property is ideal for those seeking a tranquil retreat in the heart of the countryside.

As you step inside, you'll be greeted by a modern kitchen and dining room, with a central island and built in pantry. A door leads to the shower room/utility room. There is a beautifully presented living room, with a mounted electric fire, built in shelving units, French doors that lead out to the rear decking area. A panelled hallway leads to the three double bedrooms, one with an open fire and another with built in wardrobes. There is also a family bathroom, with fitted vanity unit. The spacious layout provides ample room for relaxation and entertainment, making it a wonderful space for both quiet nights in and lively gatherings with friends and family.

To the front there is ample off-road parking for several vehicles. The property is situated within approximately 7.5 acres of its own land, and has a selection of useful outbuildings including a stone built building and a hayloft suitable for future development for tourism (STP).

The garden area is accessed through the kitchen, living room or inner porch and features a decked area, an outdoor seating area, and stone built bar along with a variety of shrubs and flower beds. There is also a static caravan which will be included within the sale, currently used for extra storage. Accessed via a gate at the bottom of the garden there is a paddock, with small stable and the owners currently have two Shetland ponies. Another gate leads to the second paddock, ideal for livestock. The land around allows you to unwind, and enjoy your surroundings - viewing highly recommended!

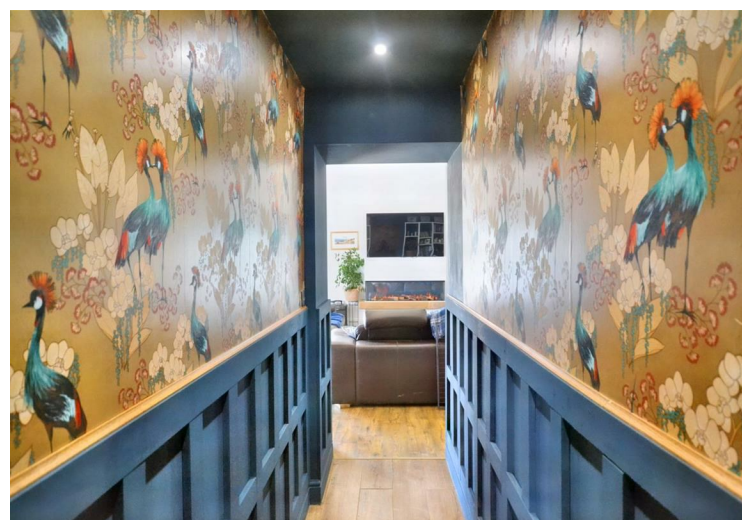


This property is well situated for reaching the town of Cardigan, Newcastle Emlyn, and the beautiful Ceredigion coastline. This would make an ideal family home, and offers a wonderful lifestyle, as you would have the opportunity to keep livestock, grow your own fruit and vegetables and enjoy the land around you.

The village of Tanygroes is conveniently located along the main A487 coastal road. With a petrol station and CK's mini supermarket, it is only 2.3 miles to the blue flag beach at Tresaith with a pub and shop and only 1.6 miles to the coastal village of Aberporth, with award winning beaches, school, pub, cafe, restaurant and more. 7.4 miles south is the historic Market Town of Cardigan which dates back to 1093.

DIRECTIONS

From Cardigan head north along the A487 towards Aberaeron until you reach the village of Tanygroes. Once you reach the crossroads before the Gogerddan garage, turn right sign posted Newcastle Emlyn B4333 and immediately take the first right, follow the road round and Golwg y Frenni will be located on your right hand side. What Three Words Reference = ///segmented.fault.nuzzling



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