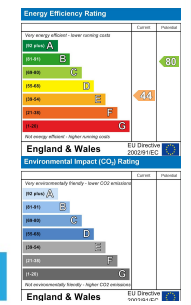


**Greenhill Pontsian, Llandysul, SA44 4TU**

- Detached House
- Well Presented
- Four Bedrooms
- Garden To The Front
- Oil Central Heating
- Two Reception Rooms
- Approx 10 Miles To Newcastle Emlyn
- Character & Charm
- Off Road Parking
- Energy Rating: E

**Offers In The Region Of £325,000**

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

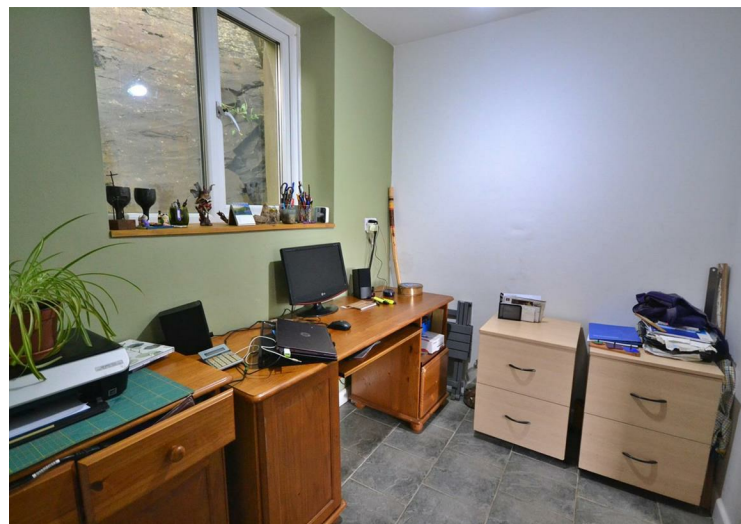


VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E' Carmarthenshire

ref: LW/AMS/05/24/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



Welcome to this charming detached house located in the picturesque village of Pontsian, Llandysul. This property is full of character and charm boasting two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of room for everyone to enjoy their own space.

The property briefly comprises, a dining room with wooden beams and an arched opening into an office area. There is a kitchen with fitted wall and base units, with a door into the utility area, porch and ground floor WC. There is a cosy living room with alcoved shelving, slate hearth and log burning stove. The staircase leads to the first floor where there is a landing, a bathroom with separate bath and shower, three double bedrooms all looking over the front of the property, and a single bedroom.

Externally, to the front of the property there is a patio seating area. To the rear there is a steep garden with potential to be terraced to benefit from the lovely countryside views. Across the road is a further garden, that is laid to lawn with flower bed border and a summer house. There is a gravelled area offering off road parking for two/three vehicles.

The peaceful village of Pontsian, has a good range of local amenities including a village shop and places of worship and is only 10.6 miles away from the sea side village of New Quay. Further amenities are only 4 miles west in the Market Town of Llandysul. Llandysul is situated on the edge of the River Teifi and was once a large woolen industry. The River offers great fishing opportunities and the town offers all local amenities such as; Supermarket, primary and secondary schools, vets, public houses, places of worship, local shops and boutiques, and is home to the Llandysul Paddlers Canoe Club. The area boasts naturally beautiful countryside which perfect for exploring the many walks available in the area. The town of Cardigan is 18.3 miles west and Newcastle Emlyn town is only 8 miles west.



**Dining Room**

12'4 x 11'1 (3.76m x 3.38m )

**Utility Room**

9'7 x 6'4 (2.92m x 1.93m)

**Living Room**

11'6 x 19'3 (3.51m x 5.87m)

**Bedroom Three**

10'5 x 9'4 (3.18m x 2.84m)

**Office**

8'8 x 6'4 (2.64m x 1.93m)

**WC**

6'3 x 2'5 (1.91m x 0.74m)

**Bedroom One**

10'06 x 9'6 (max) (3.20m x 2.90m (max))

**Bedroom Four**

8'2 x 7'8 (max) (2.49m x 2.34m (max))

**Kitchen**

12'4 x 8'6 (3.76m x 2.59m)

**Porch**

10'6 x 4'4 (3.20m x 1.32m)

**Bedroom Two**

10'9 x 11'9 (3.28m x 3.58m)

**Bathroom**

9'01 x 6'4 (2.77m x 1.93m)



**DIRECTIONS**

From Cardigan head North East on the A487 for around 15.6 miles until you reach the village Synnod Inn. Turn right at the cross roads onto the A486 signposted Llandysul, and then take an immediate left onto the B4338, continue along this road for approximately 6.2 miles and you will see the property on your right hand side denoted by our for sale board. What three words - [///towns.hockey.shall](http://towns.hockey.shall)

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