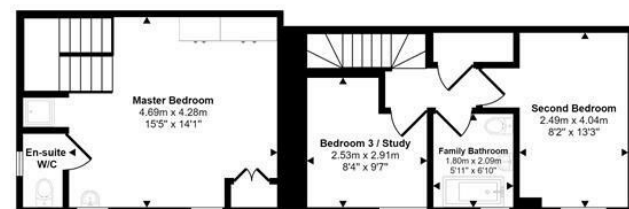


Ground Floor
Approx 58 sq m / 626 sq ft



First Floor
Approx 56 sq m / 608 sq ft



Garage / Workshop
Approx 29 sq m / 310 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 300.

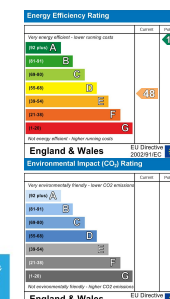


Llanerch Deg Glynarthen, Llandysul, SA44 6PH

- Three Bed Detached House
- Open Plan Kitchen / Diner
- Lawned Garden & Various Planted Trees & Shrubs
- Off-Road Parking for Multiple Vehicles
- Oil Central Heating
- Two Staircases
- Open Countryside on Three Sides
- Detached Workshop / Garage
- Approx. 15 Min Drive to Cardigan Bay Coast
- EPC Rating: E

Offers In The Region Of £350,000

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 'D' Ceredigion County Council
AGENTS NOTE: Please note this property is served by private drainage.

Ref: LW/LW/05/24/OK/LW

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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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The Agent that goes the Extra Mile





Presenting a wonderful character stone-built three bedroom detached house with delightful views over expansive farmland on three sides, located on the outskirts of the picturesque hamlet of Glynarthen, about a 15 minute drive into the bustling market town of Newcastle Emlyn and approximately 15 minute drive to a range of beaches along Cardigan Bay coastline.

The house faces due South and has a sunny conservatory to the front which doubles up as a practical entrance porch to store your essential country attire, the open-plan kitchen / diner is accessed from here via a door. The kitchen features matching oak wall and base units and an integrated fridge and dishwasher. The first of two staircases leads from the dining room to the first floor providing access to the family bathroom, a handy airing cupboard and two bedrooms, one a double and one a single, currently set up as a study.

From the dining room the second part of the house is accessed via a door and down two steps leading to the warm and cosy lounge with its wood-burning stove and plenty of space for sofas and bookshelves. The staircase here leads to the master bedroom upstairs which has built-in storage and an en-suite W/C with floor-standing vanity basin and an enclosed shower set within the bedroom.

Each room on the first floor benefits from wonderful views of the garden and surrounding farmland beyond.

Externally, the house is set within an approx. 0.19 acre plot and has a lawned section to the front bordered with mature trees and flowering shrubs. A triangular section of lawn has been fenced off at the lower end of the garden and is used as a safe, enclosed spot for pets to enjoy - this could be used in many other ways, including for chickens or for raised vegetable beds. There is a small pond to the front of the painted wooden shed which has a hardstanding concrete base behind, handy for bin storage or wheelbarrows.

A low maintenance bricked driveway with kerb edges and a wooden entrance gate provides plenty of spaces for parking. The detached garage could also be used as a workshop as it has electricity and two windows overlooking the neighbouring field, a hidden section of garden behind the garage has views of the countryside, where you can be greeted occasionally by the local herd of cattle!

In summary, this home is ideally suited for those looking for a rural setting whilst leading a more conscious, self-sustainable lifestyle - viewing highly recommended!



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 / Glynarthen. Continue along the road through Betws Ifan on to Glynarthen for approx 2 miles, proceed through the village of Glynarthen, take the first left and continue along this road a short distance taking the right fork at the grassy triangle for and after a short distance the property will be found on your right hand side denoted by our for sale board. What 3 Words Ref = stubble.alleyway.removers

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