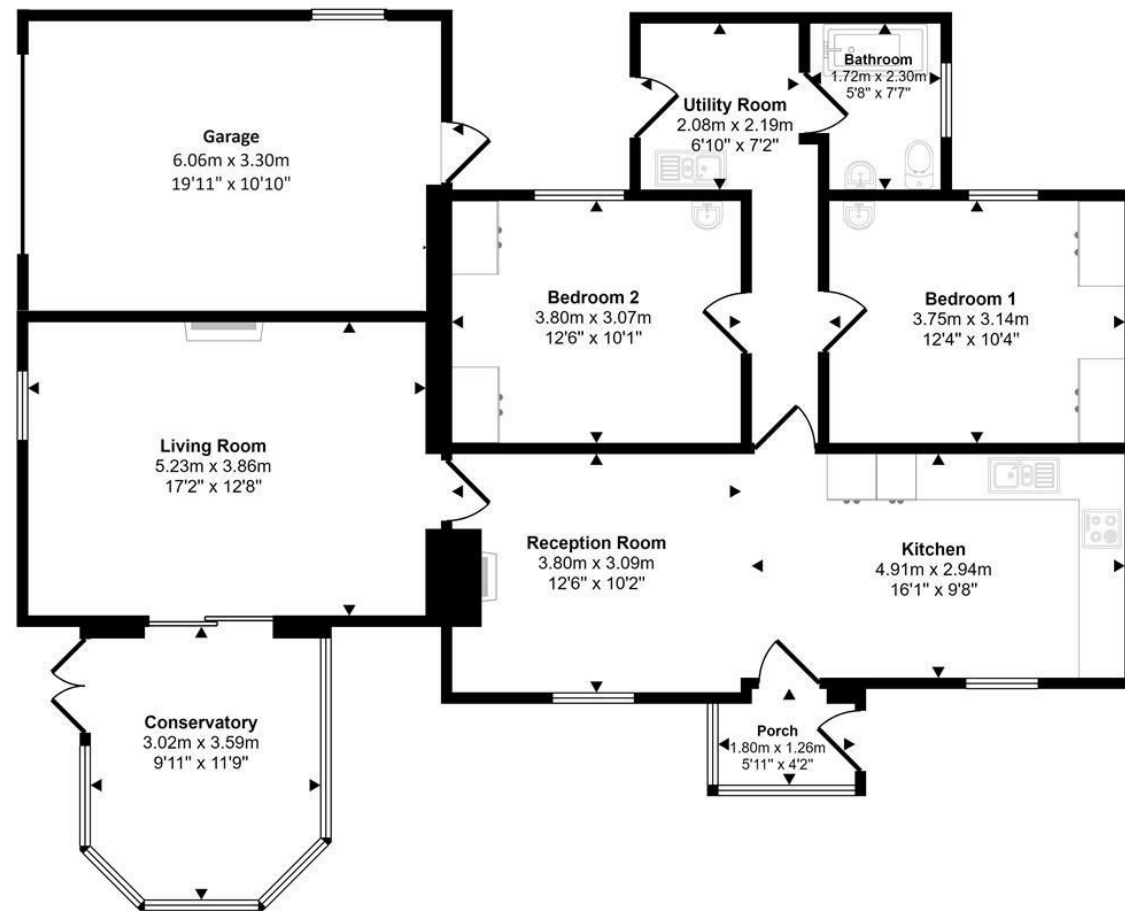


Approx Gross Internal Area
100 sq m / 1078 sq ft



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 'D' Pembrokeshire County Council

ref:LG/AMS/06/24/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

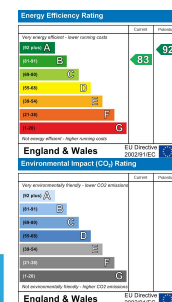


Brodawel Eglwysrwr, Crymych, SA41 3SY

- Detached Bungalow
- Approx. 6.1 Miles To Cardigan
- Garage & Off Road Parking
- Kitchen & Utility Area
- Air Source Heat Pump, Solar Panels
- Two Bedrooms
- Three Reception Rooms
- Well Maintained Garden
- Countryside Views
- EPC Rating: B

Offers In The Region Of £280,000

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The Agent that goes the Extra Mile





A detached bungalow situated on the outskirts of the village of Eglwysrwr. The property would make an ideal family home or retirement property benefiting from two double bedrooms, set in approximately 0.39 of an acre with solar panels, and air source heating.

The property briefly comprises, an entrance porch and then into the kitchen area which benefits from fitted matching wall and base units, and also ample space for a dining table. An opening from the kitchen leads to a lounge area, with a glass panelled door into to the family living room benefitting from a fireplace and log burning stove. There is a conservatory overlooking the gardens with double doors out to the side of the property. Along the hallway there is a bathroom, a utility area and two double bedrooms, both with wash basins.

Externally, the property is approached via a driveway offering ample off road parking for several vehicles, as well as access to the garage. To the front of the property there is a patio area, a great spot for potted plants. To the right hand side of the property there is a wonderful lawned area, benefitting from a mature shrub border, a greenhouse, sheds and further parking towards the end.

Eglwysrwr is a village located in North Pembrokeshire, and the surrounding area is very popular with walkers being so close to the Preseli Mountains, and is within driving distance to Pembrokeshire Coast National Park, and the larger towns of Cardigan, Fishguard and Haverfordwest.



Entrance Porch

Living Room

Bedroom Two

Kitchen

Conservatory

Bathroom

Reception Room

Bedroom One

Garage

DIRECTIONS

From our Cardigan Office take the A487 towards Fishguard, continue for approximately 6.5 miles passing through the village of Eglwysrwr, just before you reach the Dyfed Shire Horse Farm you will find the property on your right hand side as indicated by our for sale board. What three words -
 ///bottle.eased.patch



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