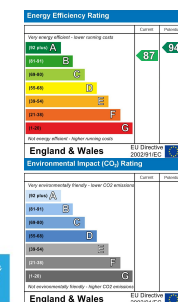


14 Cae Rwgan Aberbanc, Penrhiwllan, Llandysul, SA44 5NQ

- Immaculately Presented
- Three Shower/Bathrooms
- Three Reception Rooms
- Ample Off Road Parking
- Air Source Heating & Solar Panels
- Four Bedrooms
- Modern Fitted Kitchen With Central Island
- Enclosed Rear Garden
- Approx. 3.8 Miles To Newcastle Emlyn
- EPC Rating: B



Offers In The Region Of £485,000

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

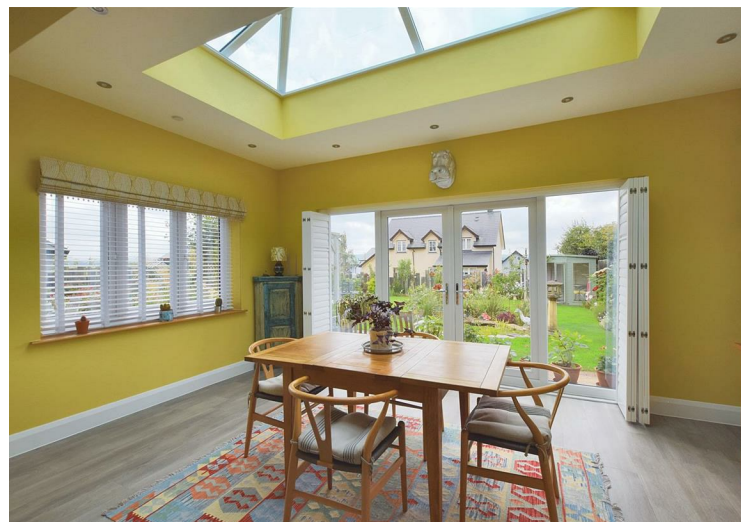




An immaculately presented property situated in the village of Penrhiwllan, which is approximately 3.7 miles to Llandysul and 3.8 miles to the market town of Newcastle Emlyn. This energy efficient property boasts many wonderful features, including owned solar panels, an open plan kitchen and dining room, ample off road parking, and an enclosed garden to the rear. This would make an ideal family home with the nearest school being approximately 3.5 miles away.

The modern accommodation briefly comprises, an entrance hallway with under stair storage, and a study. There is a living room with windows overlooking both the front and back of the property allowing natural light to flood through. The modern kitchen is fitted with matching wall and base units with a central island, both featuring granite worktops. There are built in appliances, including a NEFF induction hob, integrated oven and microwave/oven, and an integrated Hotpoint dishwasher. There is space for an American style fridge freezer and a handy larder storage unit to store all your essentials.

An opening leads to the family room where there is a 'Morso' wood burner, creating a cosy atmosphere. There is a dining area with a lantern roof and bifold doors into the rear garden, giving the ability to bring the outside in. This open plan space is great for socialising and entertaining guests. On the ground floor there is also a WC and a utility room with fitted units. The staircase leads to the first floor, where there is a landing, a family sized bathroom with freestanding bath and four double bedrooms, two of which benefit from en-suite shower rooms.



Externally, to the front of the property there is gated entrance onto the tarmac driveway offering ample off road parking for several vehicles as well as access to the garage. The garage is integral and benefits from power and lighting. The rear garden can be accessed via a gate to the side of the property or through the lounge, kitchen or dining room. The beautiful garden is laid mainly to lawn with a flower bed border, feature pond, and a useful summerhouse. Additionally, there is a patio area offering the perfect spot, to sit, relax and enjoy your surroundings!

Penrhiwllan is situated approximately 3.7 miles from Llandysul, which is 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.

DIRECTIONS

From Cardigan continue to Newcastle Emlyn and take the A475 Lampeter road. When you reach Aberbanc proceed down the hill and around the sharp right bend. Turn right at the fork road, signposted towards Henllan. Continue along this road until you reach Cae Rwgan which will be sign posted on your left hand side. What three words - //less.unions.fillings



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