



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 'E' Pembrokeshire

ref: LW/AMS/08/24 /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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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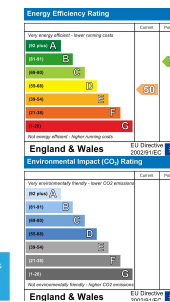


Glyncoed Llwyncelyn, Cilgerran, Cardigan, SA43 2PE

- Detached Bungalow
- Three Reception Rooms
- Garden To Front & Rear
- Approx 4.1 Miles To Cardigan Town
- Oil Central Heating
- Three Bedrooms
- Off Road Parking & Garage
- Popular Village Location
- Walking Distance To Amenities
- EPC Rating: E

Or Nearest Offer £300,000

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A detached bungalow situated in the village of Llwynceilyn, just outside of Cilgerran and approximately 4.1 miles to the market town of Cardigan. The property benefits from ample off road parking, a garden to the front and rear, and three bedrooms. This would make a wonderful family home.

The accommodation briefly comprises, an entrance hallway, living room with feature fireplace and electric fire. There is a dining room with a feature alcove. This goes into the kitchen which has fitted matching wall and base units, and a window overlooking the rear garden. There is a sun room, and door into the garage which benefits from power and lighting. The bungalow has three double bedrooms, a bathroom and a separate WC with basin. Additionally, the loft space would be suitable for conversion, subject to any necessary planning consents being obtained.

Externally, to the side of the property there is a driveway giving vehicle access to the rear. To the front of the property there is off road parking for several vehicles as well as access to the integral garage via an electric up and over door. There is a lawned area with a border of mature trees and shrubs. The rear garden can be accessed through the sun room or via the side of the property. There raised patio area, overlooking the lawn where there is a greenhouse, mature trees, and towards the end of the garden there is a wooded area with a useful wooden shed. This is a wonderful garden offering a great spot to sit and relax.



Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100s. The Welsh Wildlife Centre is found just on the outskirts of the village with a cafe and walks around the Teifi Marshes. The village, with its many bus links, has a primary school, village shop, public houses, solicitors, garage and outdoor pursuits center Heritage Canoes. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops, and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion and Pembrokeshire Coastal Paths.

DIRECTIONS

Head out of Cardigan along the A478 until you reach the village of Penybryn. Turn left on to Cilgerran Road and proceed into the village. Continue through the main street, passing the village hall on your left. Continue along this road and turn right at the junction opposite 'Dog Food Dave', signposted for Llwynceilyn. Continue along this road for approximately 0.3 miles and the property will be located on your left hand side. What 3 Words Reference - ///consented.kitchens.paints



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