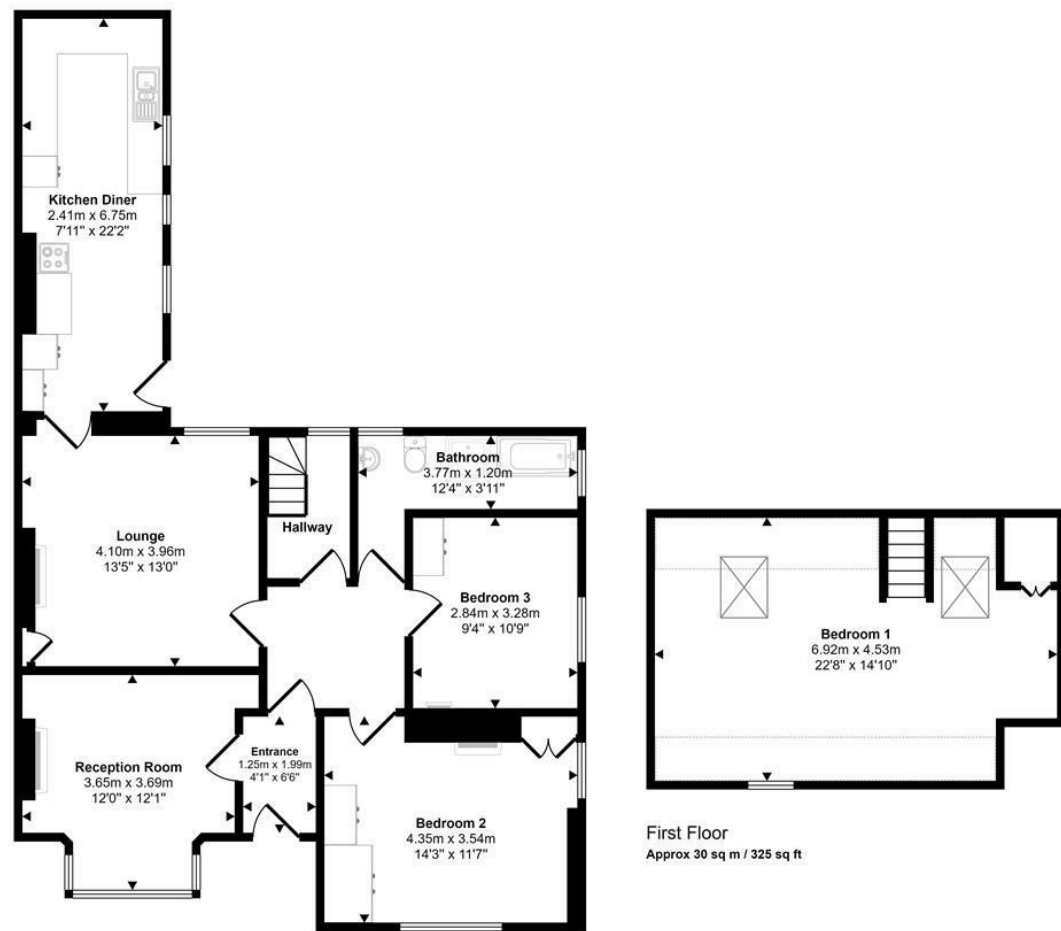


Approx Gross Internal Area
121 sq m / 1299 sq ft



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 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 'C' Ceredigion

ref: LW/AMS/09/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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.

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

41 High Street, Cardigan, Ceredigion, SA43 1JG

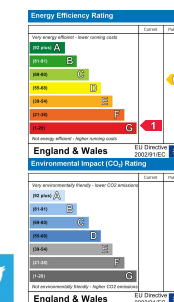
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



The Bungalow Plwmp, Llandysul, SA44 6HJ

- Semi-detached Bungalow
- No Onward Chain
- Garden to Side & Rear
- Approx. 4 Miles To The Coast
- Solid Fuel Central Heating
- Two / Three Bedrooms & Loft Room
- In need of Modernisation
- Detached Garage
- Off Road Parking
- EPC Rating: G



Offers In The Region Of £275,000

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

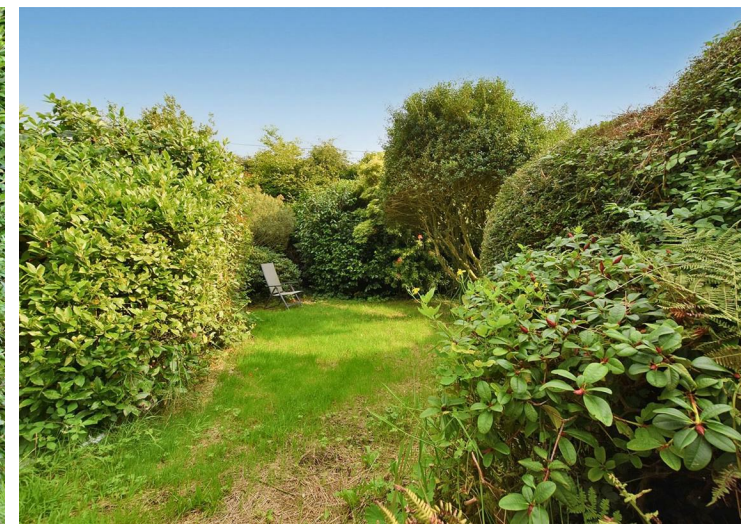
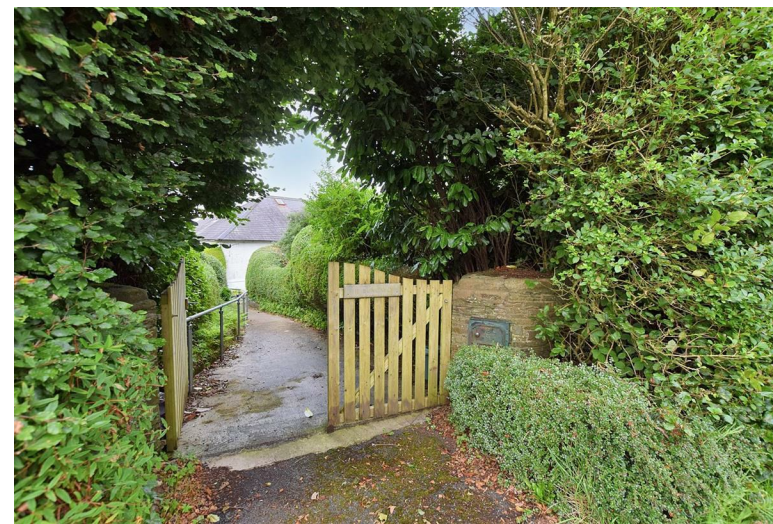


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The Agent that goes the Extra Mile





A semi-detached bungalow which is believed to have been originally built in the 1920s for a ships Captain and then split into two dwellings. Situated in the village of Plwmp, approximately 9 miles to the Georgian coastal town of Aberaeron or approx. 13 miles to the quaint market town of Cardigan, and within easy reach of the many sandy beaches and pristine coves of the Ceredigion Coastline. The property sits within a generous plot and benefits from two/three bedrooms, a landscaped garden and off-road parking.

The accommodation briefly comprises, an entrance hallway with a door to the left into the reception room which has a feature fireplace and could be used as a bedroom. There is a living area, again with a fireplace and a door into the country-style kitchen which has fitted wall and base units, a solid-fuel Rayburn which provides the central heating and hot water and a door leading out to the garden. There are two double bedrooms, and a bathroom. A staircase leads to the loft room, with two Velux windows and countryside views, this could be converted into further bedrooms (Subject to Local Planning Consents).

Externally, the house can be accessed from the front of the property or via the lane to the back. Towards the front there is off-road parking. From the back there is a gated entrance, with a path leading to the bungalow. Either side of the garden is laid mainly to lawn with landscaped hedge borders, and openings into each section. The plot is approximately 0.26 of an acre. There is also a garage, and attached to the back of the property there is a useful lean to storage shed.

The property has great potential, viewing is recommended!



The village of Plwmp runs along the A487 coastal road. The village benefits from being a short drive from popular Ceredigion beaches such as Penbryn, Llangrannog and Cwmttydu which also offers beautiful coastal walks and further village amenities such as shops and cafes. It is situated 9.4 miles south of beautiful Georgian harbour of Aberaeron, 13.3 miles south is the market town of Cardigan and also within commuting distance are Newcastle Emlyn at 9.6 miles and Llandysul at 8.9 mile

DIRECTIONS

From Cardigan head North on the A478 for approx. 13 miles until you reach the staggered junction at a sweeping corner with the Post Office on your left, take the second right turn signposted Post Bach and after a short distance you will see the corrugated iron garage with off-road parking to the front. What 3 Words Reference to the rear of the house where the parking is - <https://w3w.co/saying.goes.elsewhere>



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