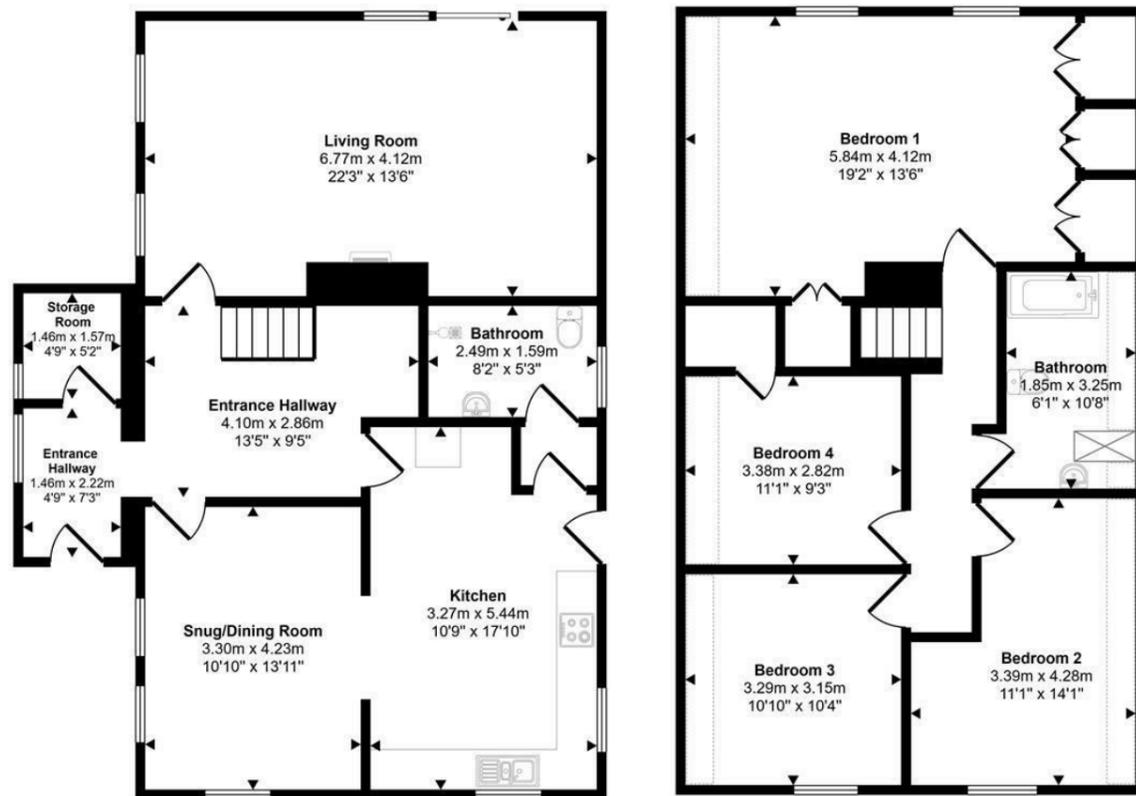


Approx Gross Internal Area  
162 sq m / 1749 sq ft



**Penybont Castle Street / Tenby Road, Cardigan, Ceredigion, SA43 3AH**

- Detached Property
- Two Reception Rooms
- Wrap Around Garden
- Well Presented
- Gas Central Heating
- Four Bedrooms
- Off-Road Parking
- Walking Distance To Town Centre
- Ideal Family Home
- EPC Rating: C

**Offers In The Region Of £375,000**

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 'E' Ceredigion County Council

ref: LW/AMS/01/25/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.

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



A well presented detached property situated in Cardigan town. This property is within easy reach of the town and its amenities. Benefitting from four double bedrooms, two reception rooms and a wrap around garden this property would make a great family home!

The accommodation briefly comprises, an entrance hallway with useful storage cupboard, a modern and cosy living room with log burning stove, and patio doors out to the rear decking. A door to the right of the hallway leads into the dining room/study where there is an archway into the kitchen.

Here there are fitted wall and base units, and ample space for a dining table. There is also a ground floor wet room. The staircase leads to the first floor where there are four double bedrooms, one of which being the master with built in wardrobes and views over looking Cardigan town, the Castle and the River Teifi.

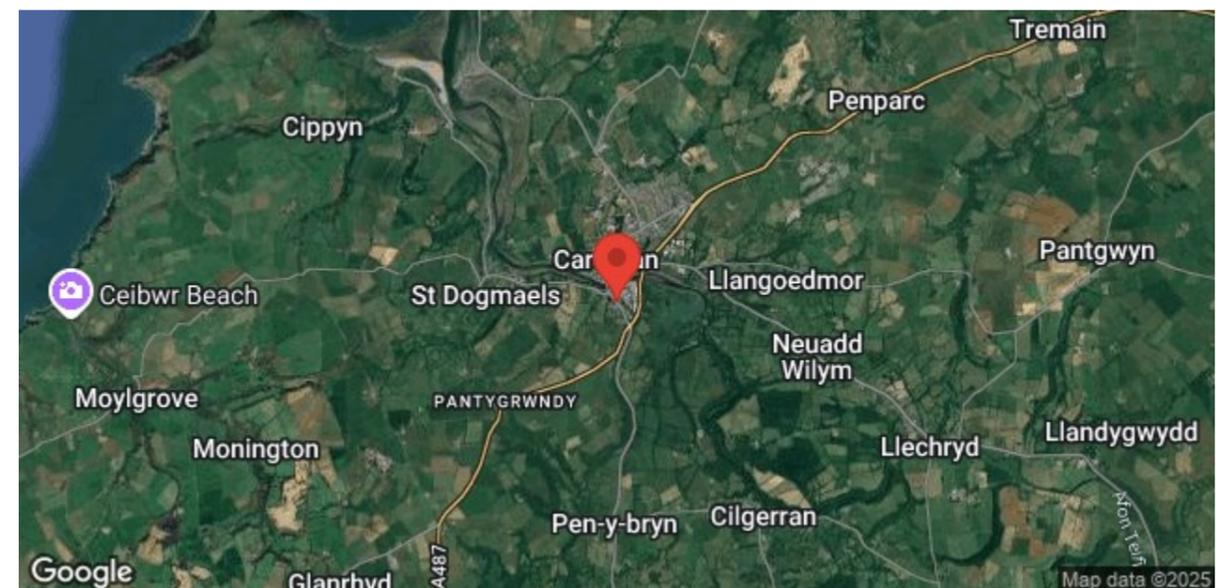
Externally, the property is approached via a tarmacked driveway offering off road parking for several vehicles. There is a wrap around garden, laid mainly to lawn with a decking area, over looking Cardigan Town. To the side of the property there is low maintenance gravel, offering the perfect spot to sit and relax.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, several public houses, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.



## DIRECTIONS

From our office, go round the one way system through the high street and head over the old bridge in Cardigan heading along the B4546 on the Tenby road. Continue along the road for a short distance, and you will see the property on your left hand side denoted by our for sale board. What three words -///rekindle.canine.offices



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.