

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: Flat 1 Band 'A', Flat 2 Band 'A' Band 'E' Ceredigion  
DRAINAGE: We are advised that this property is served by private drainage

ref: SSG/AMS/03/25/OK  
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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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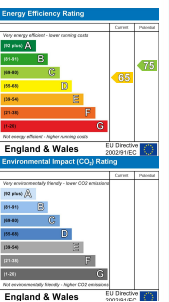


## Pantycelyn Llangoedmor, Cardigan, Ceredigion, SA43 2LF

- Detached Bungalow
- Wrap Around Garden
- Basement / Workshop
- Approx. 4.1 Miles To Coast
- Oil Central Heating
- Two Flats
- Income Potential
- Approx 1.8 Miles To Cardigan Town
- No Onward Chain
- EPC Ratings: D, D & E

**Guide Price £310,000**

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**The Agent that goes the Extra Mile**





A detached bungalow situated in the village of Llangoedmor just 1.8 miles to the popular market town of Cardigan. There is a three bedroom detached bungalow with an attached one bedroom apartment and a further detached one bedroom apartment. This would make a great family home, with option for multi-generational living or income potential!

The bungalow briefly comprises, an entrance hallway with a door into the reception room and utility room, where the oil boiler is housed. From the hallway there is also access into the kitchen where there are fitted units, and a window overlooking the front of the property. There is a sun room with underfloor heating, a vaulted timber-clad ceiling, and large windows on three sides, allowing for plenty of natural light to flood into the property. A spacious lounge with double aspect windows, and three double bedrooms, two with built in wardrobes. There are also two bath/shower rooms. This would make a great family home.

Attached to the back of the bungalow there is an apartment. This comprises of an entrance porch with a door into the open plan kitchen / living / dining room. From here there is access to the bedroom and an ensuite shower room. There is also a separate basement with power and lighting.

There is a further detached one bedroom apartment. This one has been most renovated with a modern fitted kitchen / living room, one bedroom and a wet room. This property benefits from an adjoining lean to storage area. The addition dwelling could be split to have their own gardens, and there is ample off-road parking in front of each.

The property benefits from mature gardens offering beautiful outdoor spaces to be enjoyed. Towards the front of the property there is ample paved off-road parking. The grounds have been landscaped benefiting from a greenhouse, and a lean to storage area. There are parking areas at the front, with a driveway extending to additional parking spaces at the rear. The garden is predominantly laid to lawn, featuring flower beds, mature fruit trees, and shrubs.



Llangoedmor is a village 2 miles east of Cardigan. 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, banks, several public houses, swimming pool, 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

Head out of Cardigan along the A484, once you come off the roundabout follow the road for approximately 1.2 miles passing the crossroads, and the bungalow is found on your left hand side denoted by or for sale board. What three words - [///drifting.clay.mothering](http://drifting.clay.mothering)