

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 'B' Ceredigion County Council

ref: LW/AMS/05/25/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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

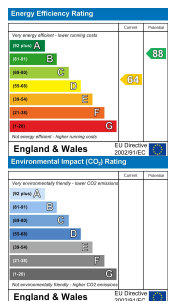


3 Trenchard Estate, Parcllyn, Cardigan, Ceredigion, SA43 2DL

- Coastal Location
- Kitchen & Dining Room
- Enclosed Rear Garden
- Off Road Parking
- Air Source Heating & Solar Panels
- Two Bedrooms
- Distant Sea Views to Rear
- Living Room with Woodburner
- Approx 1 Mile to Aberporth Beach
- EPC Rating: D

Price £200,000

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 Agent that goes the Extra Mile





A well presented home, located in the village of Parcllyn, just one mile from the stunning beaches of Aberporth and only 0.4 miles from the scenic Wales Coast Path. This property features two double bedrooms, gardens to the front and rear, and the convenience of off-road parking. Ideal for first-time buyers.

The accommodation briefly comprises, on the ground floor: an entrance porch with useful space for storing shoes, leading into a central hallway. From here, a door opens into the lounge, which features a fireplace with a wood-burning stove. This bright and inviting living room enjoys a front-facing window and rear French doors, allowing natural light to flood the space throughout the day. From here there is access to a well-appointed kitchen fitted with matching wall and base units, and a sink positioned beneath a window offering lovely countryside and sea views. An open archway leads to the dining area, which benefits from dual access to both the front and rear gardens via glazed doors.

The staircase leads to the first floor, where the property offers two double bedrooms. One of the bedrooms enjoys delightful views over the rear garden and out towards the sea. The family bathroom is fitted with a three-piece suite, including a panelled bath with shower over, a WC, and a wash basin.

Externally, the property benefits from off-road parking for one vehicle at the front, alongside a low-maintenance garden area with mature shrubs. To the side, there is a useful storage room, which also houses the controls for the property's solar panels. The enclosed rear garden is mainly laid to lawn and features a patio area—perfect for outdoor dining or relaxing while enjoying the countryside views. The garden can be accessed via both the living room and the dining area, offering a seamless flow between indoor and outdoor living spaces.



The village of Parcllyn is located 6.7 miles north of Cardigan and only 1.1 miles away from the seaside village of Aberporth. Nearby Aberporth boasts two sandy beaches, one of which is open to dogs all year round. Rockpools are exposed at low tides and the famous bottlenose dolphins of Cardigan Bay are frequent visitors to this picturesque bay. The Ceredigion Coastal Path runs through Aberporth making this a popular venue with walkers. Aberporth benefits from; a primary and nursery schools, beach cafes, a pub, takeaways, chemist & post office, and village shop.

DIRECTIONS

Head out of Cardigan along the A487 north. At the roundabout in Blaenannerch turn left for Aberporth. Turn left at the next Roundabout and follow road left towards Parcllyn. Stay on this road until you see Trenchard Estate signposted on your right. Drive into the estate until you're about half way through and the property will be found on your left hand side. What three words - ///hung.sheets.juggled



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

