

**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 D' Ceredigion

**DRAINAGE:** We are advised that this property is served by private drainage

ref: LW/AMS/06/25/OK

**FACEBOOK & TWITTER**

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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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## Y Bwthyn Llwyncoed Road, Blaenannerch, Cardigan, Ceredigion, SA43 2AN

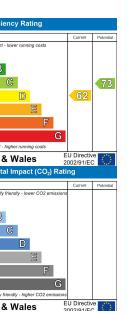
- Detached Bungalow
- Immaculately Presented
- Two Reception Rooms
- Enclosed Rear Garden & Outbuilding
- Off-Road Parking
- Oil Central Heating
- Two Double Bedrooms
- Approx. 3 Miles To Aberporth Beach
- Modern Kitchen / Dining Room
- EPC Rating: D

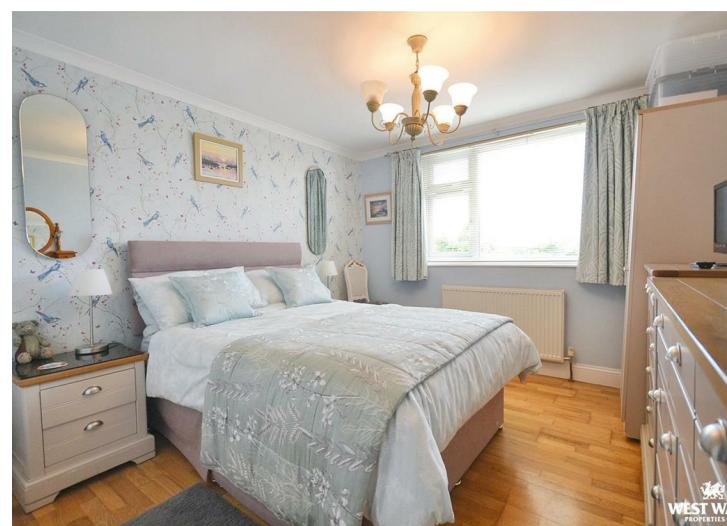
Offers In The Region Of £274,400

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Situated in the village of Blaenannerch just 3 miles to popular Aberporth beaches, and 6.2 miles to Cardigan town and its amenities. An immaculately presented bungalow with two bedrooms, a conservatory and a detached outbuilding ideal as guest or overflow accommodation.

The accommodation briefly comprises an entrance porch, offering practical space for coats and shoes, with a door leading through to the hallway. The modern kitchen features matching fitted wall and base units, an integral dishwasher, and space for a dining table. A door from the kitchen opens out to the rear garden. The living room measuring approximately 13'8" x 19'1" boasts a feature fireplace, currently fitted with an electric fire. Double doors lead into the conservatory which allows natural light to stream through, and benefits from a radiator making the space comfortable for use throughout the year, creating an inviting atmosphere. There are two double bedrooms, one with built in wardrobes, and both overlooking the front of the property. There is a bathroom with shower over the bath, WC and wash basin.

Externally, the front of the property offers ample off-road parking for multiple vehicles, complemented by attractive flower bed borders adding charm. The enclosed rear garden can be accessed via pathways on either side of the property and is mainly laid to lawn, a lovely spot to sit and relax.

Within the garden, there is a versatile outbuilding that has been thoughtfully converted to provide further accommodation, as well as utility area, and a shower room, currently serving as overflow guest space.

The village of Blaenannerch is situated 5.1 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth. Main amenities are found in Cardigan where the town boasts a Castle, a primary and secondary school, a further education college, major super markets 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 Coastal Path.

## DIRECTIONS

Head north out of Cardigan along the A487 into the village of Blaenannerch. Continue through the village and turn left onto Llwyncoed Road. Continue towards the end of the road and the property will be located on your right hand side. What three words -//order.boot.slurping



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