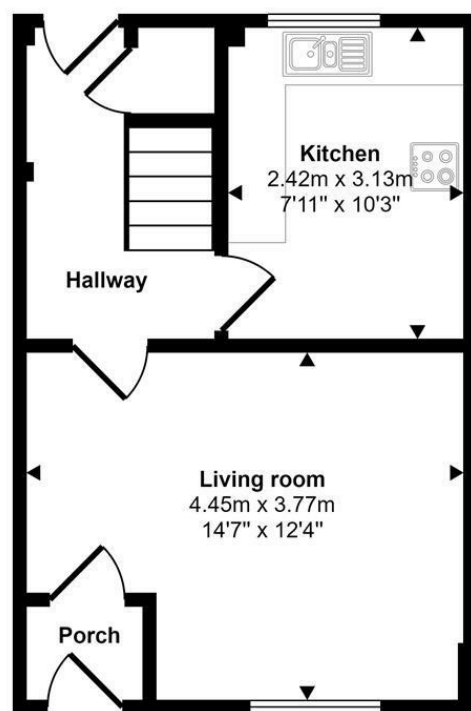
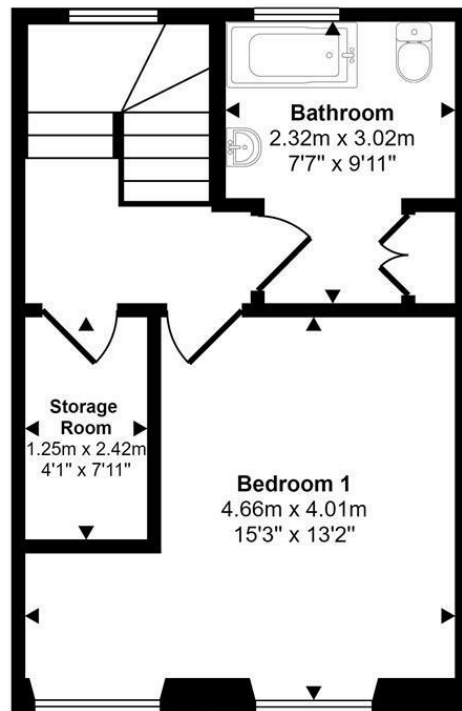


Approx Gross Internal Area
65 sq m / 696 sq ft



Ground Floor
Approx 32 sq m / 346 sq ft



First Floor
Approx 33 sq m / 350 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'

ref: LW/AMS/10/25/OK/10/25

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<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

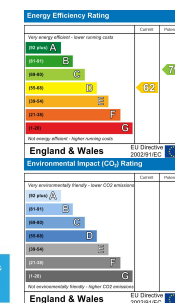


2 Y Neuadd High Street, Cilgerran, Cardigan, SA43 2SQ

- Terraced House
- Within Walking Distance of School & Amenities
- One Bedroom
- Off Road Parking For One Vehicle
- Oil Central Heating
- Full of Character & Charm
- Approx. 3.3 Miles to Cardigan
- Double Glazed Windows
- Rear Garden
- EPC Rating: D

Offers In The Region Of £160,000

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



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The Agent that goes the Extra Mile





This delightful terraced home, built in the early 1900s, is full of character and charm. Situated in the picturesque village of Cilgerran, just 3.3 miles from the popular market town of Cardigan, the property showcases many period features, including high ceilings, an elegant oak staircase, and decorative external window surrounds to the front.

As you enter the property, you're welcomed by a small vestibule — perfect for storing coats and shoes. This leads through to the inviting living room. This space features a charming bay window and room for a dining table, making it ideal for both relaxing and entertaining. A glass-panelled door opens to the rear hallway and the kitchen, fitted with a range of wall and base units and a window overlooking the rear garden. The characterful staircase leads to the first floor, where you'll find a double bedroom with two windows overlooking the front of the property, as well as a separate and useful storage room. The bathroom features stylish patterned floor tiles and a bath with a shower over, combining practicality with a touch of charm.

The rear garden is accessed via a door from the hallway. Immediately outside, there is a practical area with ample space for bin storage or additional seating. Steps lead up to an elevated patio bordered by mature shrubs, providing a pleasant spot for outdoor relaxation. Towards the back, the garden is mainly laid to lawn. The garden offers a great spot to sit and relax.



Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major super markets and superstores, banks, several public houses, 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 out of Cardigan along the A478 until you reach the village of Penybryn. Turn left on to Cilgerran Road and proceed into the village staying on this road and go through the village, passed the shop and continue on where the property will be found on your right hand side just before the turning sign posted Crymych and denoted by our for sale board. What three words - ///organs.insurers.escorting



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

