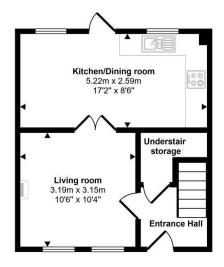
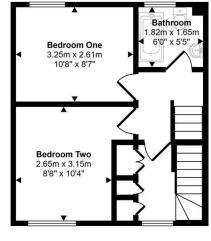


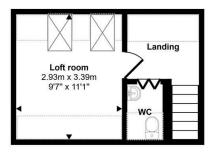




Approx Gross Internal Area 79 sq m / 853 sq ft







Second Floor Approx 17 sq m / 188 sq ft

Ground Floor Approx 31 sq m / 333 sq ft

First Floor Approx 31 sq m / 332 sq ft

Denotes head height below 1.5m

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 bathromay 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' Pembrokeshire County Council

ref:LW/AMS/10/25/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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TELEPHONE: 01239 615915



01239 615915 www.westwalesproperties.co.uk











22 Heol Ty Newydd, Cilgerran, Cardigan, SA43 2RT

- Terraced House
- Modern Accommodation
- Ideal First Time Buy
- Approx. 3.3 Miles To Cardigan Town
- Gas Central Heating

Price £155,000

- Two Bedrooms & Loft Room
- · Open Plan Kitchen/Diner
- Three Storey
- Countryside Views To The Rear
- EPC Rating: TBC





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The Agent that goes the Extra Mile

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A charming and tastefully decorated, three-storey terraced home located in the village of Cilgerran, just 3.3 miles from the popular market town of Cardigan. This delightful property offers two double bedrooms, an additional loft room, and a rear garden—perfect for relaxing or entertaining. An ideal opportunity for first-time buyers!

The accommodation briefly comprises an entrance hallway with a useful understairs cupboard, ideal for storage, space for shoes and coats, and houses the tumble dryer. A door to the left opens into the cosy living room, with double glass panelled doors leading into the kitchen/diner. The kitchen is fitted with a range of units and includes a door providing access to the rear garden.

A staircase leads to the first floor, where you will find two double bedrooms and a family bathroom. The hallway also benefits from stylish built-in wardrobes offering additional storage. From here, a further staircase rises to the second floor, which comprises a landing, a loft room with Velux windows, and a WC with wash basin.

Externally, to the front of the property, there is a shared off-road parking area and a paved area, ideal for displaying potted plants and adding a touch of colour. The rear garden, accessed directly from the kitchen, features multiple patio seating areas perfect for outdoor dining. A couple of steps lead to a lawned section bordered by flower beds at either side. There is also a useful wooden storage shed. From the garden there are wonderful countryside views.

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 is 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 garage and continue along the road until you see a right turning sign posted Heol Ty Newydd. Take this turning and then turn left. The property will be found on your left hand side. What three words - ///fast.firmer.awoke



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