



Glanrhyd, Cardigan, SA43 2SN Offers in the region of £270,000





# Glanrhyd, Cilgerran, SA43 2SN

- Village location within walking distance of shops and amenities
   Ope
- Flexible ground floor layout with office (could be a bedroo
- Walking distance to the Welsh Wildlife Centre, Castle and River
   Two bedrooms upstairs with exposed beams
  walks
- Private rear garden with split-level design, patio, and potential
   Detached garage and off-road parking
- Only 10 mins drive to Cardigan town

• Detached garage and off-road pa

## **About The Property**

This charming, detached property is a deceptively spacious dormer bungalow, located in a soughtafter village location of Cilgerran, Pembrokeshire, just a short walk from the local shops and amenities. With a functional layout and plenty of character, it offers a blend of comfortable living spaces and potential for further improvements.

At the front, the property is accessed via a neat entrance hall, which leads into a comfortable living room complete with an open fireplace and slate hearth. The living room is bright, thanks to good sized windows that let in natural light and offer a view of the front garden. From the hall, there's easy access to the other rooms on the ground floor. Bedroom 1/sitting room is a versatile space, whether for relaxing or for guests. The dining room provides flexibility in use, whether for family meals, opening up into a kitchen/diner, or as a home office, offering plenty of options to suit different needs. The kitchen overlooks the garden and offers a practical space for cooking. It's fitted with a mix of wall and base units, providing storage and workspace. The sink, with a drainer, is positioned under the window. There's space for an electric oven, fridge-freezer, and a washing machine and a half-sized dishwasher. A door leads from the kitchen into a side porch, which serves as an additional entrance to the property. This area could be useful for muddy boots or coats and offers extra storage space. The bathroom, also on the ground floor, includes a shower, WC, wash hand basin, and a built-in airing cupboard, ideal for storing linen – a practical space that meets everyday needs.

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#### Details Continued:

Upstairs, the two bedrooms are a real feature of the property. With exposed beams and Velux windows, these high, light rooms are full of character and offer an intimate feel. There is some restricted head room in places, and both bedrooms come with the added bonus of access to extensive, walk-in storage in the eaves. On the landing there is also a useful storeroom which could lend itself to different purposes including a WC.

#### Externally:

Outside, the property benefits from off-road parking and a detached

garage, offering additional storage or the potential for a workshop. The easily maintained front garden enjoys a south-facing aspect with lawn and established planting. To the rear, there's a private garden with a split-level design which looks out towards woodland beyond the river Teifi. The garden includes mature shrubs, a patio area, two storage sheds, raised beds and borders. This is a lovely area; it offers a great opportunity for those looking to put their stamp on the property and create a space for outdoor living. There is an external oil-fired boiler

which services the property's central heating and hot water system.

This property is a versatile house which offers an attractive and practical space for anyone requiring ground floor living, but having upstairs bedrooms also makes it an ideal property for family life.

Cartref hyfryd yng Nghilgerran Mae'r ty hwn yn gartref braf a chyfleus mewn pentref dymunol iawn. Er yn fach yr olwg o'r tu fas, mae'n cynnig digon o le a goleuni, ac mae naws cynnes, cartrefol yma. Mae'n gysurus a glanwaith ond mae cyfle hefyd i wneud newidiadau petai angen. Cartref delfrydol i rywun sydd am fyw ar un llawr, ond gyda cyfleustra llofftydd ychwanegol, neu i deulu bach. Perffaith i rai sy'n mwynhau tipyn bach o arddio.

Entrance Hall 20'6" x 7'4" (max - I shaped)

Living Room 11'11" x 18'9"

Bedroom 1/Sitting Room 9'10" x 12'0"

Dining Room 11'11" x 7'11"

Kitchen 12'0" x 7'6"

Porch

7'7" x 3'6"

Bathroom 7'10" x 6'9" (max)

Landing 7'4" x 12'0" (max)

Bedroom 2 12'4" x 13'1" (max)

Bedroom 3 13'1" x 12'0" (max)

Store Room 5'0" x 3'4" (max)

Garage 10'1" x 18'3" (max)

IMPORTANT ESSENTIAL INFORMATION: WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Pembrokeshire County Council TENURE: FREEHOLD PARKING: Off-Road Parking & Garage Parking PROPERTY CONSTRUCTION: Traditional Build SEWERAGE: Mains Drainage ELECTRICITY SUPPLY: Mains WATER SUPPLY: Mains HEATING: Oil BROADBAND: Not currently connected but we are advised by the owners it is available at the property - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

https://checker.ofcom.org.uk/ (Link to https:









// checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal
Available , please check network providers for
availability, or please check OfCom here https://checker.ofcom.org.uk/ (Link to https:
// checker . ofcom . org . uk)

BUILDING SAFETY - The seller has advised that there are none that they are aware of. RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of. FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of. ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property. COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Please read the Important Essential Information on the property details. Part of the garden is split level with steps down into the lower area.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY. GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/CY/12/24/OK





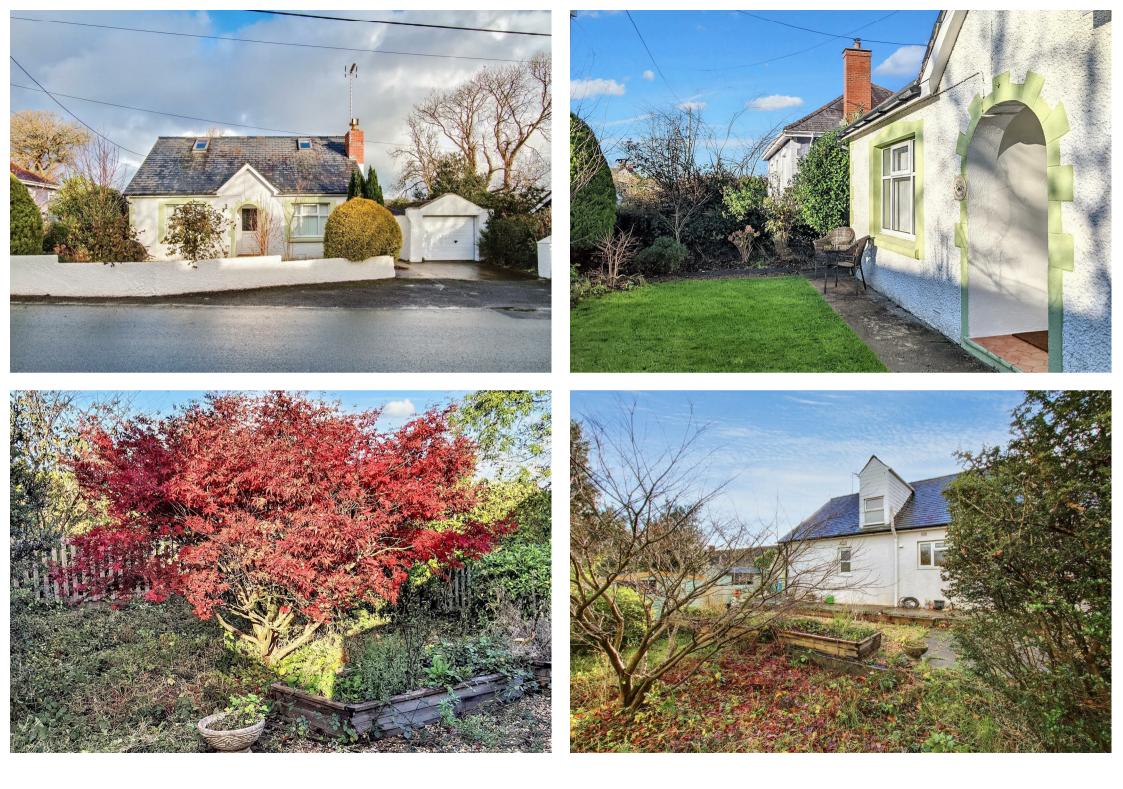














### **DIRECTIONS:**

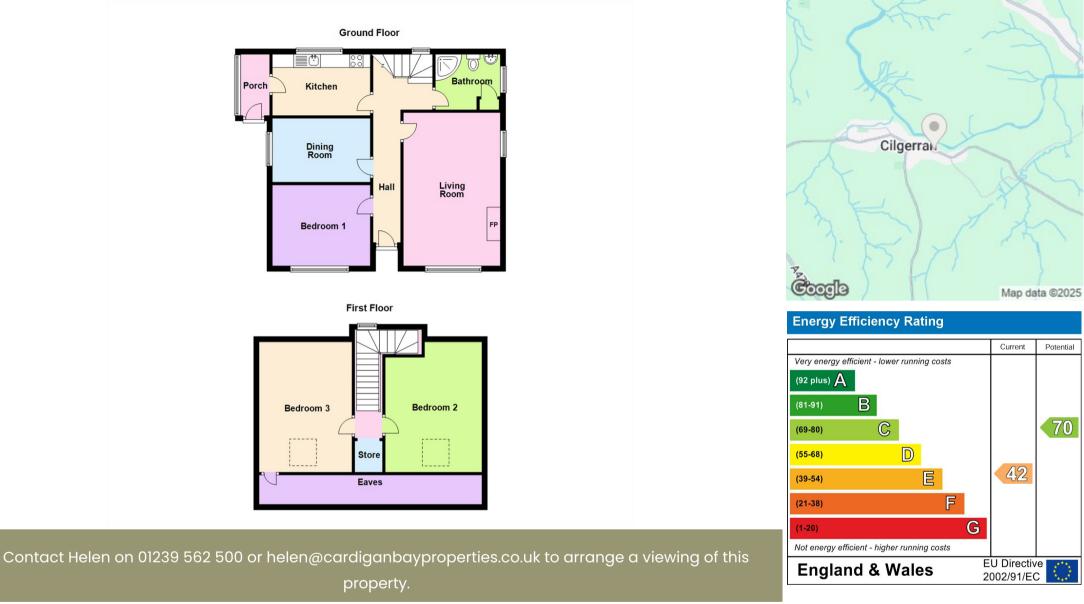
Head into Cilgerran from Cardigan. Drive through the village and in the centre, you will pass the village shop, the old garage and village hall all on your left hand side. After the village hall the property is located on the left hand side, denoted by one of our for sale boards. What3Words: ///lordship.rewarded.coats

### **INFORMATION ABOUT THE AREA:**

Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-toknow-cardigan-bay/ for more information on what this area has to offer.

The pretty semi-rural village of Cilgerran offers a village shop, primary school, pubs, river walks and the Welsh Wildlife Centre & Teifi Marshes. The village is a short drive to the historic market town of Cardigan which offers larger shops and supermarkets, further schools, a college, chemists, pubs, cafes and restaurants that this vibrant town has to offer. The stunning West Wales coastline of Cardigan Bay, with all its sandy beaches, is also a short drive away.





Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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