

## Y Gnoll , Cilgerran, SA43 2SS

£325,000

A substantial detached property offering family size accommodation and enjoying countryside views, located within the rural village of Cilgerran, and just walking distance to village amenities. This homely accommodation benefits from off-road parking and 2 garages, and briefly comprises; entrance hall, lounge, dining room, fitted kitchen, fitted utility room, cloakroom and study/bedroom. On the first floor there is a spacious landing and three bedrooms, family bathroom and a Jack and Jill bathroom.

### Directions

From Cardigan continue on the B4546, and at the roundabout, take the second exit on to A478. Turn left on to Cilgerran Road in the village of Penybryn and continue on to Cemaes Street. Continue on to the High Street and turn left just after the village shop. Follow this road down the hill and the property is located on the left hand side on the corner.

**Porch 4' x 4' (1.22m x 1.22m)**

**Entrance Hall 6'7" x 36'9" (2.01m x 11.20m)**



2 Upvc sash windows, radiator, stairs rising off to 1st floor, door to:-

**Living Room 14'10" x 17'10" max (4.52m x 5.44m max)**



Two sash Upvc windows, double glazed sliding patio doors to the front, living flame gas fire with ornate surround, wall lights, radiator, double doors opening to:-

**Dining Room 15'4" x 10'11" (4.67m x 3.33m')**



Two Upvc sash windows, radiator, door back to main hall.

**Kitchen 10'11" x 13' (3.33m x 3.96m)**



Having a range of wall and base units with complimentary worktop surface, stainless steel double drainer sink unit with mixer tap over, ceramic hob with extractor fan above, double oven, tiled splashback, 2 Upvc sash windows, space for dining table, door leading to:-

**Utility Room 7'4" x 7'4" (2.24m x 2.24m)**



Base cabinet with stainless steel sink and drainer, oil fired central heating boiler, Upvc sash window to the side, Upvc double glazed door leading to the rear.

**Ground Floor Shower Room 5'4" x 7'5" max (1.63m x 2.26m max)**



Enclosed shower unit with electric shower, low flush WC and wash basin set on a vanity unit, heated towel rail, Upvc double glazed sash window.

**Sitting Room/Bedroom 4 13'6" x 17'11" (4.11m x 5.46m)**



Dual aspect Upvc sash windows enjoying views over far-reaching countryside, two wall light points, radiator.

**FIRST FLOOR**

**Landing 28'2" x 6'1" (8.59m x 1.85m)**



Two Upvc sash windows to the front elevation, airing cupboard with hot water tank and slatted shelving, doors lead to:-

**Master Bedroom 13'6" x 17'11" (4.11m x 5.46m)**



Dual aspect Upvc sash windows, radiator, having a range of fitted furniture to include wardrobes, overhead storage, bedside cupboards and a dressing table.

**Jack & Jill Bathroom 8'1" x 8'8" (2.46m x 2.64m)**



Panel style bath with mixer shower over and screen, low flush WC, pedestal hand wash basin, heated towel rail and Upvc double glazed sash window.

**Bedroom 2 11'4" x 11'5" max (3.45m x 3.48m max)**



Upvc double glazed sash window to the rear, radiator.

**Bedroom 3 11'5" x 14'7" (3.48m x 4.45m)**



Dual aspect Upvc sash windows to the rear and side radiator.

**Family Bathroom 17'11" x 11'5" (5.46m x 3.48m)**



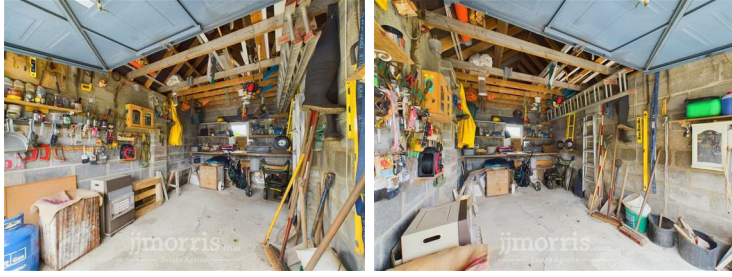
A four piece white suite comprising panelled bath, enclosed shower unit, low flush WC, bidet, pedestal hand wash basin, heated towel rail, Upvc sash window.

**Outside**



The property is accessed via a tarmac drive leading to a detached garage. To the rear of the property there is a path leading to an outside store and a further path to the rear of the garage to a second garage. To the front of the property there is a paved seating area and steps to a lawned garden.

**Outside Store 8'7" x 3'10" (2.62m x 1.17m)**



**Detached Garage 15'9" x 8'9" (4.80m x 2.67m)**



With electric.

**Attached Garage 16' x 9'10" (4.88m x 3.00m)**

**Services, etc.**

Services - Mains water, electricity and drainage.

Local Authority - Pembrokeshire County Council

Property Classification - Band F

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///finer.posed.spots

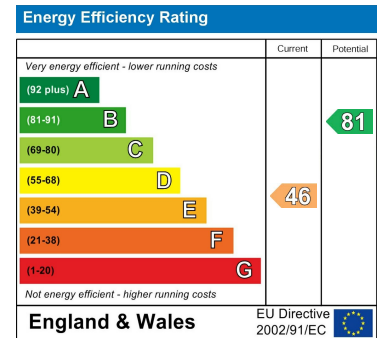
## Floor Plan



## Area Map



## Energy Efficiency Graph



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