



2 Craig y Felin Cwmplysgog, Cardigan, SA43 2TD

£225,000

Set within the peaceful hamlet of Cwmplysgog, just outside the picturesque village of Cilgerran, 2 Craig y Felin offers a wonderful balance of rural tranquillity and modern comfort. This well-presented home enjoys an elevated position with attractive countryside views, creating a serene and welcoming atmosphere. Located only a few minutes from Cilgerran village amenities, the Welsh Wildlife Centre, and the market town of Cardigan, this home provides easy access to both countryside and coast, including the beautiful beaches at Poppit Sands and Mwnt.

Cilgerran (Welsh: Cilgerran) is a picturesque village in Ceredigion, West Wales, situated approximately 3 miles east of Cardigan. Overlooking the scenic Teifi Gorge, the village is best known for its historic Cilgerran Castle, a striking 13th-century fortress managed by the National Trust and Cadw.

The village combines traditional Welsh charm with an active community spirit, offering a peaceful rural lifestyle while remaining close to the amenities of Cardigan town. Local facilities include a primary school, village shop, two welcoming pubs, a community hall, and access to beautiful walking and cycling routes.

Cilgerran sits on the edge of the Pembrokeshire Coast National Park, giving residents and visitors easy access to unspoilt countryside, the River Teifi, and nearby attractions such as the Welsh Wildlife Centre. The area is popular with nature lovers, walkers, and those seeking a tranquil yet well-connected location.

Living Room



Inglenook fireplace with log burner on slate hearth, uPVC double glazed window, under stairs storage, radiator, dado rail, fuse box, slate flooring, doors to:-

Sitting Room



Feature fireplace with exposed stone wall surround, stairs rising off to the first floor, uPVC double glazed window, dado rail, radiator, wooden flooring.

Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, electric oven, part tiled walls, tiled flooring, radiator, uPVC double glazed window, doors to:-

Inner Hallway



Built-in storage with radiator and tiled flooring, door to:-

Shower/Wet Room



Low flush WC, pedestal hand wash basin, fitted shower with extractor fan over, heated towel rail, part Aqua panel walls part wooden panels, vinyl flooring, wooden single glazed window.

Utility



Grant boiler, double glazed wooden windows, radiator, tiled flooring, door to:-

Rear Porch



Tiled flooring, radiator, doors to:-

Store Room



Double glazed wooden window, radiator, tiled flooring.

FIRST FLOOR

Landing



Loft access, eaves storage, exposed beams, doors to:-

Bedroom One



uPVC double glazed window, exposed beams, radiator.

Bedroom Two



uPVC double glazed window, exposed beams, radiator.

Bedroom Three



uPVC double glazed window, exposed beams, radiator, built-in storage.

WC



Low flush WC, hand wash basin, radiator, exposed beams, extractor fan.

Externally



There is a walled area to the front and ample off-road parking for 2/3 Vehicles, To the rear there is a raised patio

seating area which is surrounded by mature shrubs and bushes.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

What3Words: ///crunch.forklift.wishing

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.3mbps upload and 1mbps download and Superfast 16mbps upload and 69mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage

EE Good outdoor

Three Good outdoor

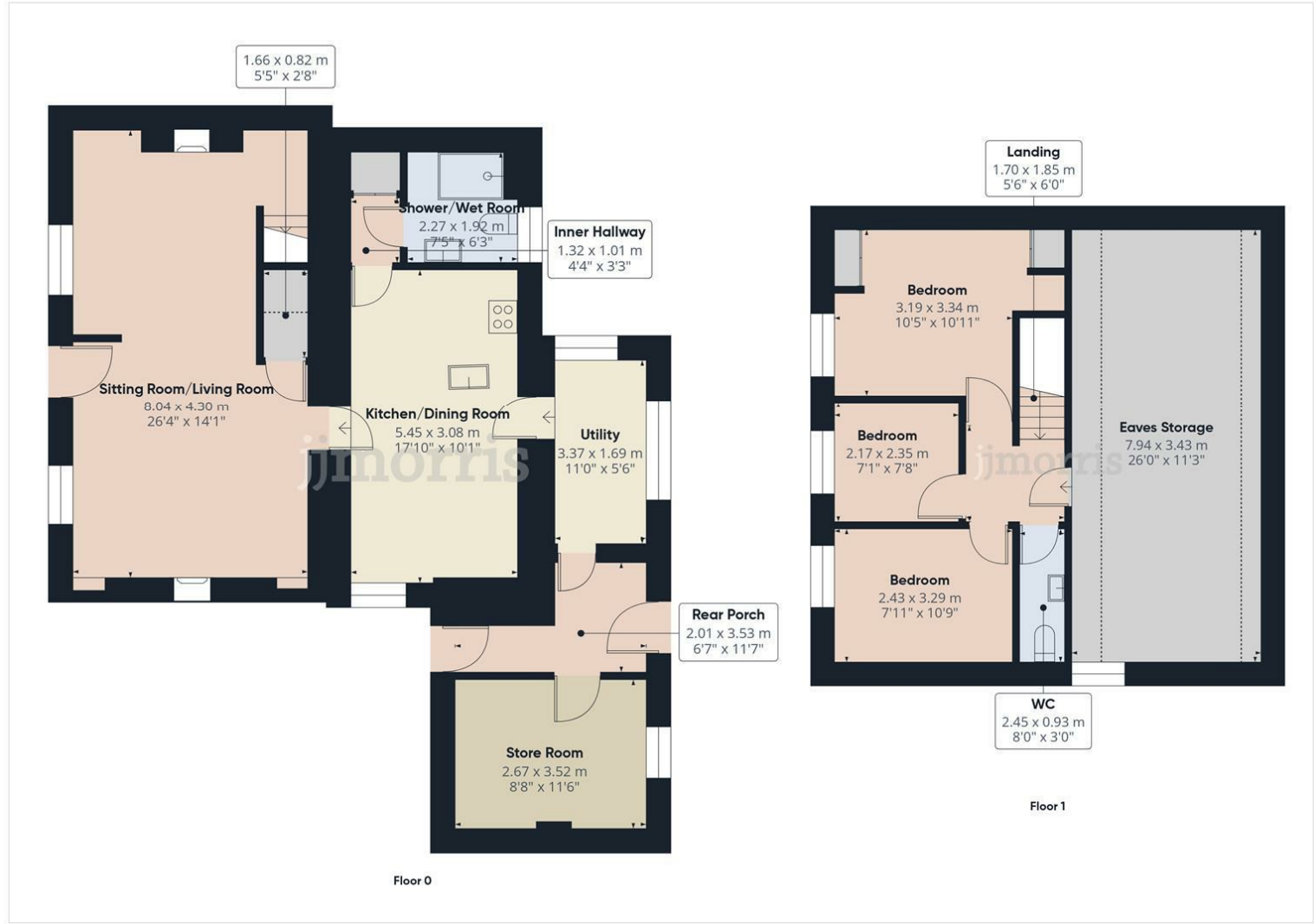
O2 Good outdoor

Vodafone. Good outdoor

Results are predictions and not a guarantee. Actual services

available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

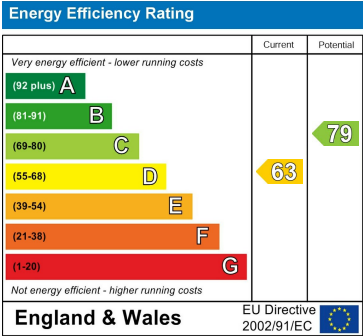
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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