



Ty Coch , Egwysrwrw, SA41 3UJ

£269,950

A deceptively spacious three bedroom detached house, situated in the village of Egwysrwrw, the accommodation comprises: sitting room, open plan living/dining/ kitchen, utility room, rear lobby and a ground floor shower room. The first floor boasts three bedrooms and a family bathroom. The property has a parking, garage and a generous garden to the rear with a useful outhouse.

Situation

Eglwysrwrw is a rural village situated in north Pembrokeshire, West Wales, approximately 7 miles northeast of Newport, 9 miles west of Cardigan, and 20 miles north of Haverfordwest. The village lies along the A487 trunk road, providing convenient access to the coastal towns of Newport and Fishguard as well as the wider road network across Pembrokeshire and Ceredigion.

The area is predominantly agricultural, characterised by open countryside, rolling hills, and scenic views towards the Preseli Mountains. Eglwysrwrw benefits from a strong local community, with amenities including a primary school (Ysgol Eglwysrwrw), a parish church, and a public house. Additional services, supermarkets, and secondary education facilities are available in nearby Cardigan.

The locality is popular among those seeking a peaceful rural lifestyle within easy reach of the Pembrokeshire Coast National Park, renowned for its walking trails, beaches, and wildlife.

uPVC double glazed door to:

Sitting Room



Radiator, uPVC double glazed window, door to:

Living/Dining/Kitchen



Recently installed kitchen with a modern range of wall and base units with work top over, inset stainless steel sink unit with mixer tap over, built in electric oven, hob with extractor fan over, exposed beams, wood effect laminate

flooring to kitchen area, uPVC double glazed windows, radiator, under stairs cupboard. Wooden stable door to:

Rear Lobby

uPVC double glazed window, uPVC door to outside.

Wet Room



Toilet, pedestal hand wash basin, electric shower, tiled walls, uPVC double glazed window, heated towel rail, extractor fan.

Utility Room

Base cabinet with stainless steel sink unit, void and plumbing for washing machine.

First Floor

Landing



Dual aspect windows, loft access, doors to:

Bedroom One



Dual aspect windows, exposed floor boards, radiator.

Bedroom Two



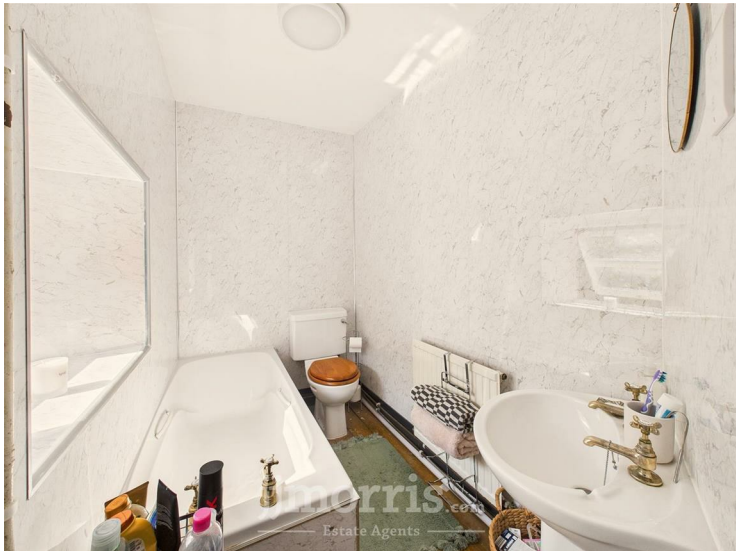
uPVC double glazed window to the front elevation, exposed floor boards, radiator, picture rail.

Bedroom Three



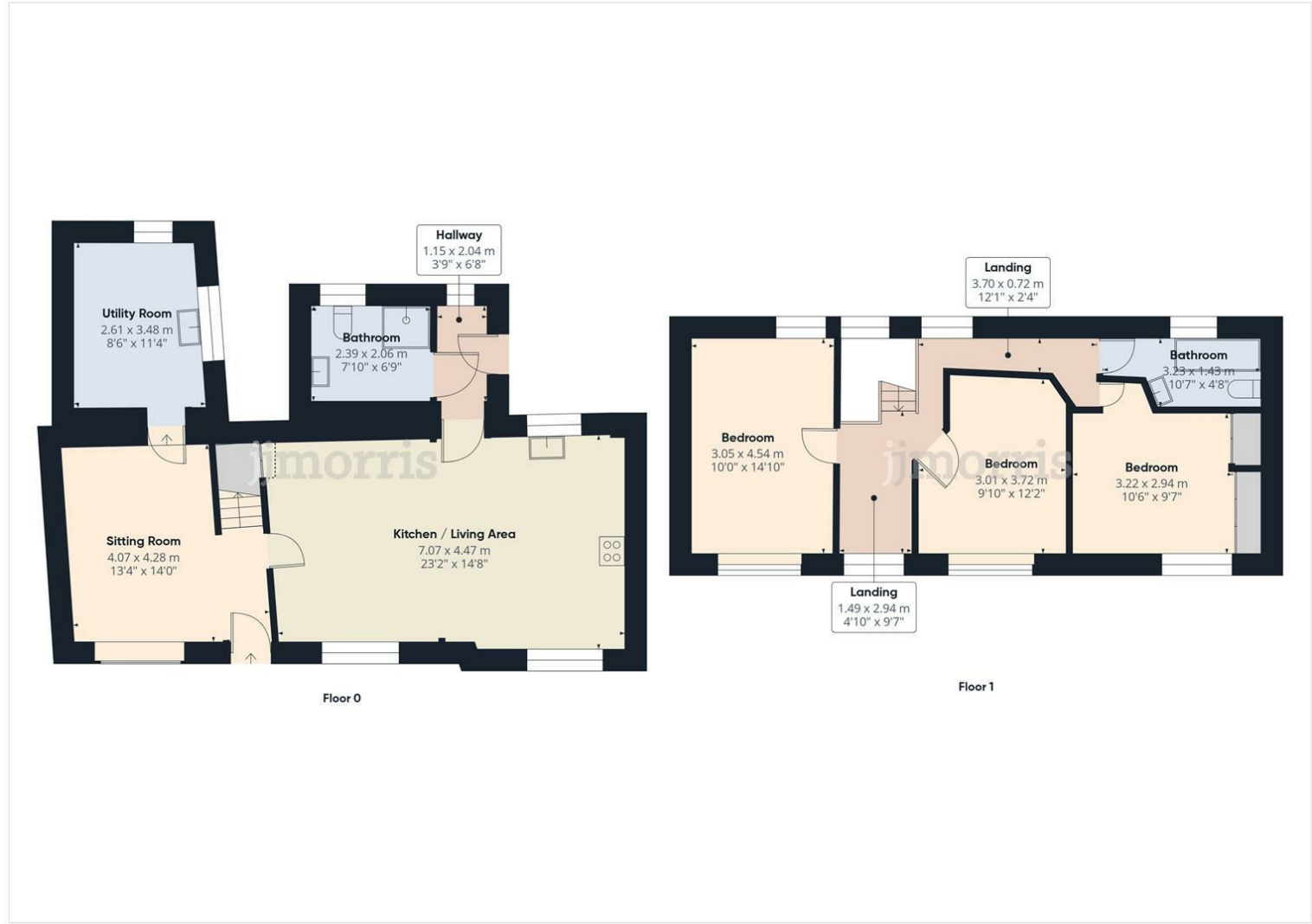
uPVC double glazed window, picture rail, radiator, built in wardrobes.

Family Bathroom



Three piece suite with panel bath, toilet, pedestal hand wash basin, panelled walls, shaver socket, uPVC double glazed window.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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