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**2 Craigyfelin Cwm plysgog, Cilgerran - SA43 2TD**  
Cardigan

£225,000



## 2 Craig y Felin Cwm plysgog

Cilgerran, Cardigan

Set within the peaceful hamlet of Cwm plysgog, 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.

Council Tax band: D

Tenure: Freehold

- Explore the Teifi Gorge, river-side paths, and local nature reserves.
- Within the charming village of Cilgerran.
- Council Tax Band D
- Just a short drive from the historic market-town of Cardigan.
- Easy access to the stunning Pembrokeshire coast.
- Attractive village home set in the peaceful hamlet of Cwm plysgog.



### **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.









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