



6 Maes Rheithordy, Cardigan, SA43 2TZ

£225,000

A modern two bedroom, semi-detached house, located on a cul-de-sac in the popular village of Cilgerran, which is only 3.8 miles from the popular historic market town of Cardigan and the stunning coastline and sandy beaches of Cardigan Bay. Positioned in the small development of Maes Rheithordy, and constructed in 2020, just a short stroll away from the village centre. Access into the property is via a canopied open porch entrance that opens into the hallway with doors leading off to the living room, kitchen, the downstairs w/c, and stairs up to the first floor where there is a landing two double bedrooms, a bathroom and a useful airing cupboard.

Externally there is parking and garden to the rear.

Set within the scenic Teifi Valley, Cilgerran is a charming and historic village in north-east Pembrokeshire, offering a peaceful rural setting while remaining conveniently close to the market town of Cardigan (approx. 3 miles). The village is known for its picturesque surroundings, strong community atmosphere and excellent access to countryside and riverside walks.

Cilgerran is home to the impressive Cilgerran Castle, the Teifi Marshes Nature Reserve, and the Welsh Wildlife Centre, providing abundant opportunities for outdoor recreation, wildlife watching and family activities. The River Teifi runs just below the village, popular for kayaking, fishing, and the area's well-known coracle traditions.

The village itself offers essential amenities including a shop/post office, primary school, community facilities and local pubs, while the wider services, supermarkets, schools and leisure facilities of Cardigan are only a short drive away. The location also provides easy access to the Pembrokeshire Coast National Park, award-winning beaches and a network of scenic footpaths and cycle routes.

Peaceful yet well-connected, Cilgerran is an ideal location for those seeking rural living with convenient access to coastal towns, nature reserves and outdoor pursuits.

Hallway



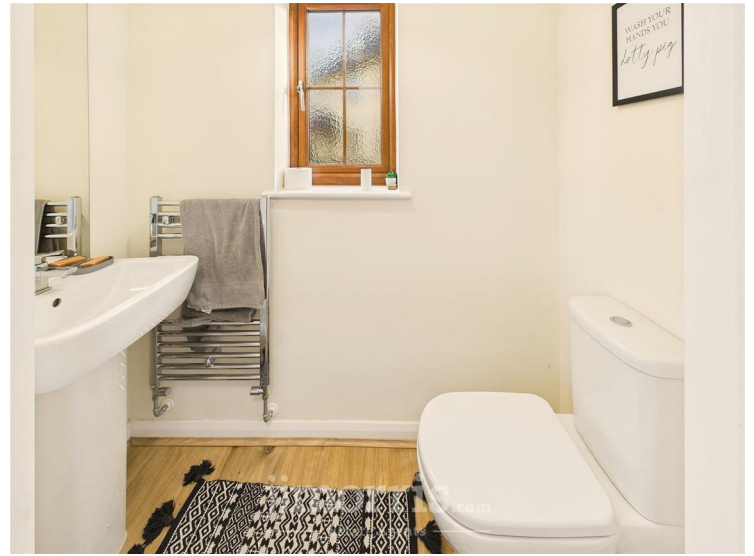
UPVc glazed door to hallway with wooden laminate flooring, radiator, glazed door to:-

Kitchen



Wooden laminate flooring, range of wall and base units with a wooden laminate kitchen work top, stainless steel double sink with mixer tap over, built in electric oven and hobs with convection unit over, UPVc double glazed windows.

W/C



Wooden door to, wooden laminate flooring, towel rail, wash basin, low flush w/c, double glazed window.

Living Room



Wooden glazed door to wooden laminate flooring, radiator, UPVc double glazed windows, UPVc double glazed double doors to rear garden, under stair storage.

Landing

Carpet floor, loft hatch, airing cupboard, wooden doors to:-

Bedroom



Carpet floor, UPVc double glazed window, radiator.

Bedroom



Carpet floor, radiator, UPVc double glazed windows, built in cloths storage cupboard.

Bathroom



Vinal floor, towel rail, wash basin, low flush w/c, bathtub with integrated shower over, UPVc double glazed window.

Externally



To the side of the property is a brick laid driveway providing off road parking, to the rear is a small lawn with an enclosed patio area.

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

Council Tax: Band C

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, superfast and Ultrafast broadband available, with speeds up to Standard 0.3mbps upload and 2mbps download, Superfast 20mbps upload and 80mbps download and Ultrafast 220mbps upload and 1000mbps 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 indoor mobile coverage

EE Voice - Yes & Data - Yes

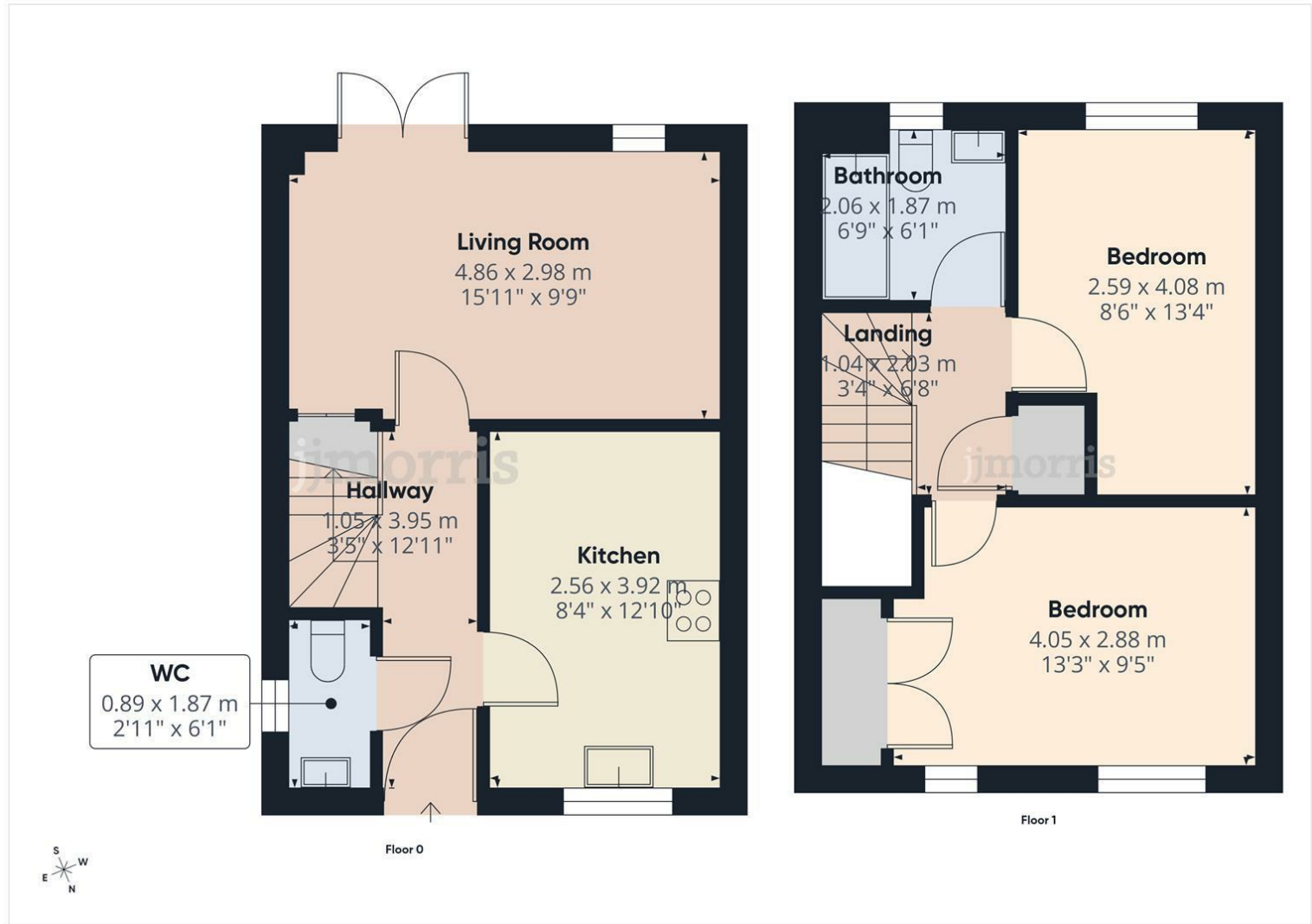
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

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.

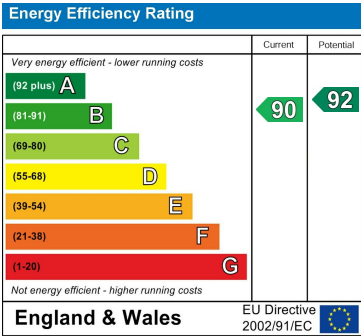
Floor Plan



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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