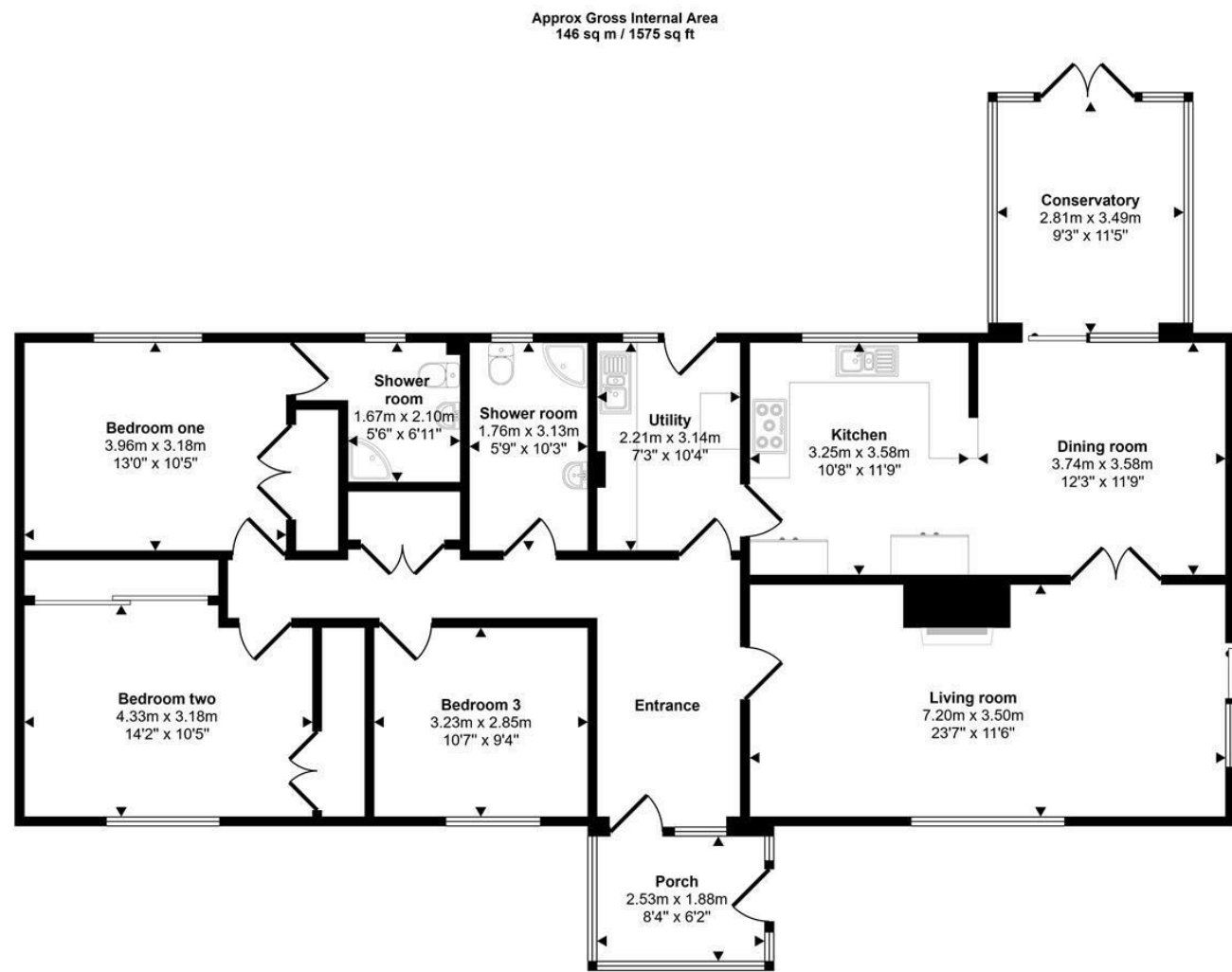




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E' Ceredigion

DRAINAGE: We are advised that this property is served by private drainage

ref: LW/AMS/02/26/OK\_LW

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<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

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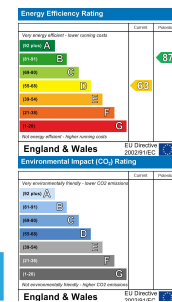


## The Graces Felinwynt, Cardigan, Ceredigion, SA43 1RW

- Detached Bungalow
- Off-road Parking & Garage
- Three Double Bedrooms
- Rural Location
- Gas Central Heating & Solar Panels
- Wrap Around Garden
- Far Reaching Country Views To Side
- Two Shower Rooms
- Well Presented Accommodation
- Energy Rating: D

**Offers In The Region Of £420,000**

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**





Situated in the rural hamlet of Felinwynt, this delightful home offers a wonderful blend of comfortable living and outdoor lifestyle appeal. The property benefits from wrap around garden, ideal for keen gardeners or those seeking a more self-sufficient way of living. The picturesque beaches of Mwnt and Aberporth are within easy reach, while the popular market town of Cardigan, approximately 6.2 miles away, provides a range of amenities.

The well-maintained accommodation briefly comprises an entrance porch with space for coats and footwear, leading into a welcoming entrance hall. The living room features a fireplace with electric fire and double doors opening to the side of the property, allowing plenty of natural light and easy access to the gardens. Double doors lead through to the open-plan kitchen and dining area, fitted with modern units and worktops, "Caple" ceramic hob, integrated dishwasher, integrated oven / grill and oven / microwave, the kitchen enjoys pleasant views over the rear garden.

To the rear of the property, a bright sun room offers a relaxing space to enjoy the garden outlook throughout the seasons. The kitchen also provides access to a practical utility room with fitted units, work surfaces and a door leading to the rear garden.

A hallway from the entrance hall leads to three double bedrooms, one of which benefits from an en-suite shower room. The accommodation is completed by a modern family shower room.



Externally, the property is accessed via gated entry from a country lane, leading to a driveway providing ample parking for several vehicles. An attached garage benefits from an up-and-over door and power supply. The bungalow sits centrally within its plot and is surrounded by lovely gardens, predominantly laid to lawn, with an ornamental pond, pergolas to the front and the rear and a patio seating area perfect for outdoor entertaining. The grounds also feature a vegetable growing area with greenhouse, log cabin, potting shed and hard standing for a caravan.

The rural village of Felinwynt is situated 2.5 miles North West of Cardigan town, 2.7 east of the sea side village of Aberporth and only 3 miles away from the National Trust owned, sheltered sandy beach of Mwnt and close to an 18 hole championship golf course at Gwbert on Sea. Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. The town boasts a Castle, primary and secondary schools, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure center, restaurants, coffee shops and many local shops.

## DIRECTIONS

Head out of Cardigan along the A487 northwards. Take the first left in the village of Penparc. At the next junction go straight across the cross roads. Follow this road all the way almost to the end, the property will be found on the right hand side just before you get to the junction in the village of Felinwynt. What three words - ///bagpipes.graver.enlarge



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.