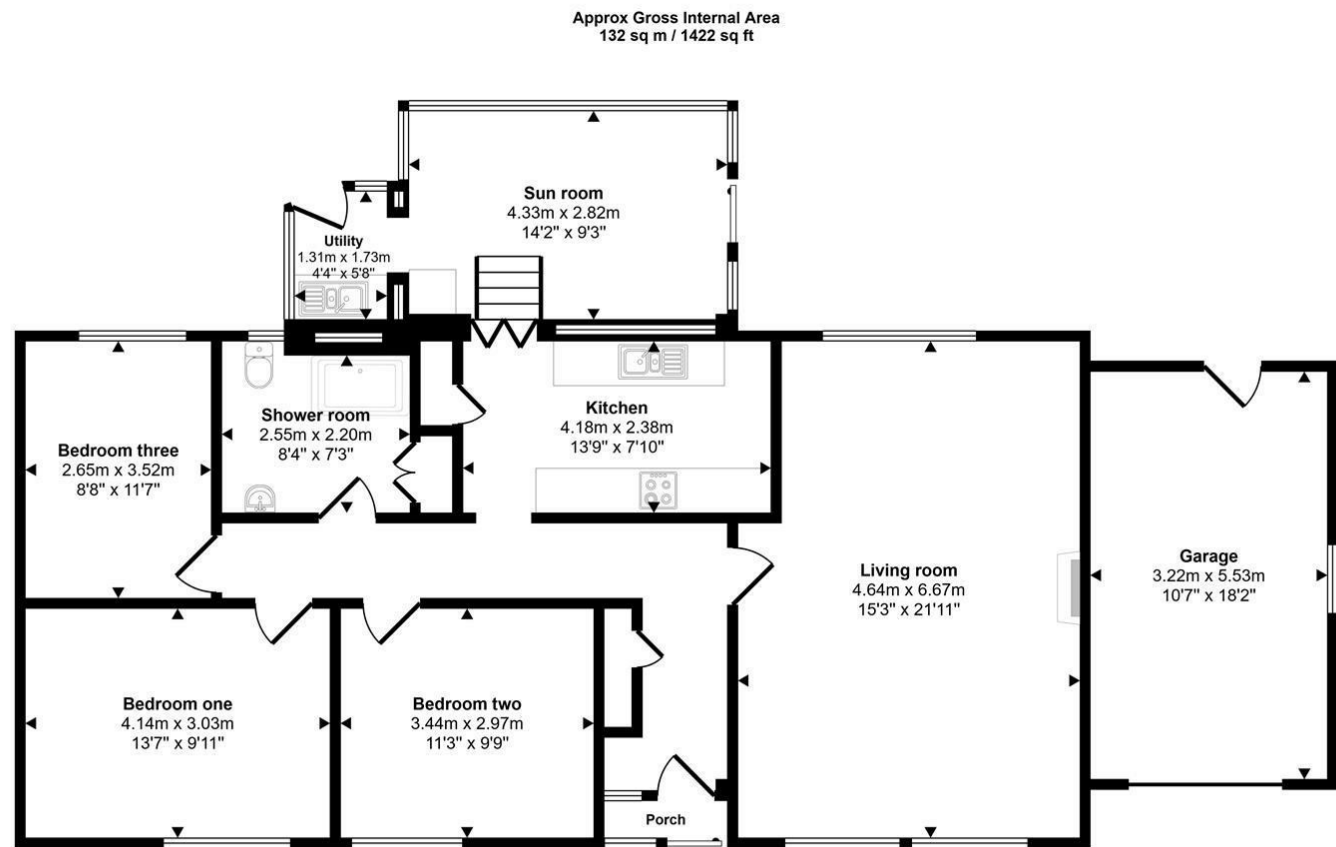




Floorplan

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 'D' Ceredigion

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

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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<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

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

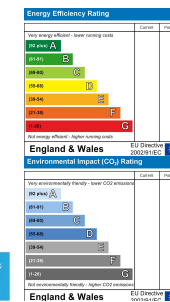


Golwg Y Mor Pontgarreg, Llandysul, Ceredigion, SA44 6AU

- Detached Bungalow
- Well Presented
- Gardens to Front & Rear
- Off Road Parking & Garage
- Air Source Heating & Solar Panels
- Three Double Bedrooms
- Living Room with Wood Burner
- Approx. 1.8 Miles to Llangrannog Beach
- Approx. 0.48 Acre Plot
- EPC Rating: TBC

Offers In The Region Of £389,950

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



41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile





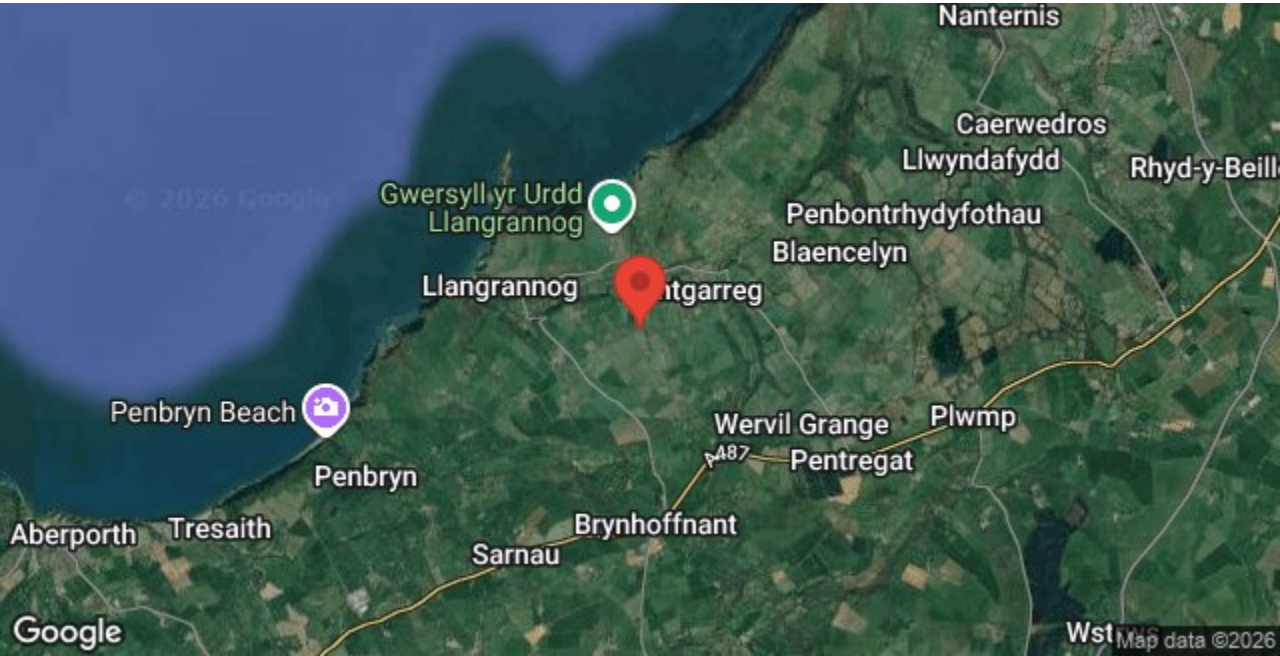
A beautifully updated and inviting bungalow, stylishly refreshed within the past 12 months and positioned in the charming village of Pontgarreg. Located just 1.8 miles from the coastal destination of Llangrannog, and within convenient reach of the popular market town of Cardigan, this attractive home perfectly balances countryside tranquillity with coastal living. Designed for comfort and efficiency, the property benefits from air source heating, solar panels, off-road parking, and a wrap-around garden — making it an excellent choice for families, downsizers, or those seeking a property near the sea.

The accommodation opens via an entrance porch into a welcoming hallway. The living room is tastefully presented and centred around a charming log-burning stove, creating a warm and relaxing atmosphere. Dual-aspect garden views allow natural light to pour in throughout the day, enhancing the sense of warmth and connection to the outdoors. The kitchen is fitted with a practical range of units and flows effortlessly into a bright and adaptable sunroom — an ideal setting for dining, entertaining, or simply unwinding while enjoying views of the garden. From here, a rear porch/utility area offers added convenience, complete with a sink, washing machine plumbing, and direct garden access. The interior is beautifully completed by a stylish, contemporary shower room (newly added in 2024) and three well proportioned double bedrooms, offering both comfort and practicality.

Externally, the property is approached via a gated, tarmacked driveway offering off-road parking and access to the attached garage. The gardens are a true highlight, set within an approximately 0.48-acre plot. Mature trees, established flower beds, patio seating areas, three greenhouses (including one measuring 18ft x 10ft), and a wooden shed combined to create a wonderful outdoor environment with exceptional potential for gardening enthusiasts or those who simply appreciate outdoor living. The location is particularly appealing, with easy access to renowned Ceredigion beaches including Penbryn and New Quay. The picturesque harbour town of Aberaeron lies just 10.3 miles to the north, celebrated for its colourful Georgian architecture, independent shops, cafes, and schools. Offering lifestyle, location, and versatility, this is a property that truly delivers on both charm and practicality.

DIRECTIONS

From our Cardigan office head north on the A487 for 11 miles, turn left at the garage sign posted Llangrannog on the B4334 and follow the road for 1.4 miles and take the right turn at the crossroads sign posted Urdd Centre, follow this road and the property will be found on your left hand side. What three words - ///clocking.nooks.farms



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.