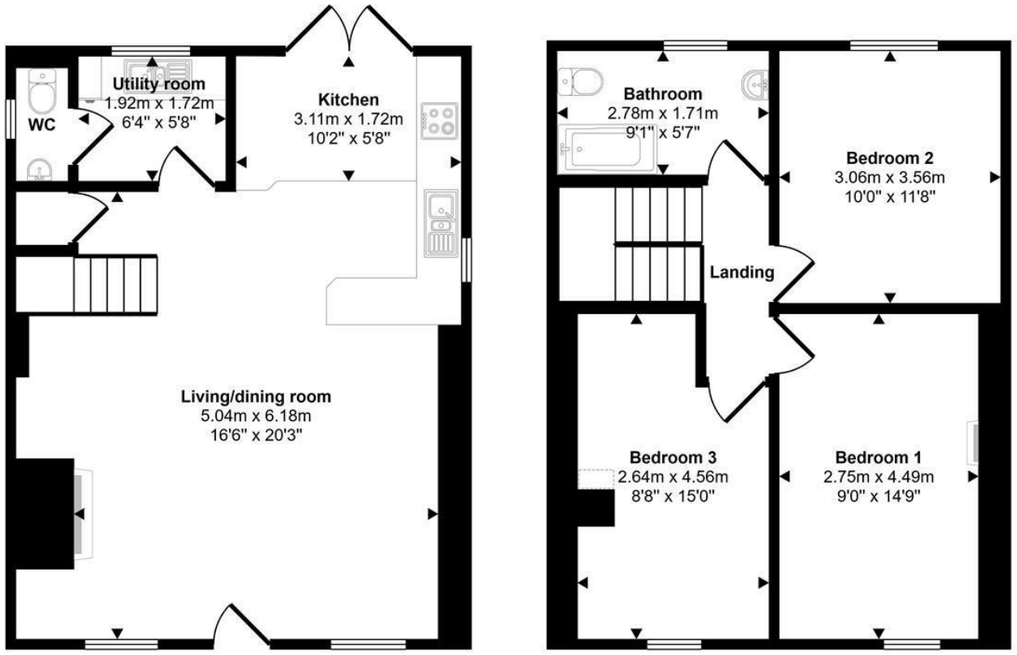
Approx Gross Internal Area
99 sq m / 1061 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 49 sq m / 532 sq ft

Denotes head height below 1.5m

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: Business rates

ref: LW/AMS/08/26/OK

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.

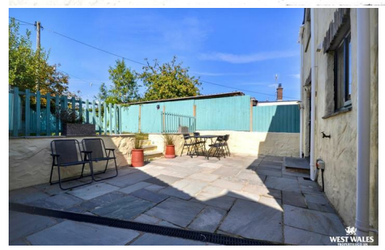
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

01239 615915
www.westwalesproperties.co.uk



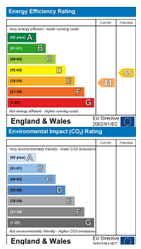






Ty Canol Rhoshill, Cardigan, SA43 2TR

- Detached House
- Full of Character & Charm
- Open Plan Living
- Enclosed Rear Garden
- Gas Central Heating
- Beautifully Presented
- Three Bedrooms
- Bathroom & Separate WC
- Off Road Parking
- EPC Rating: E



Offers In The Region Of £280,000

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The Agent that goes the Extra Mile





















A beautifully presented detached home, full of character, charm and original features, situated in the village of Rhoshill. The property has undergone extensive renovation by the previous owners and has been finished to a high standard throughout. It has been successfully operated as a holiday let over recent years, but would equally make a wonderful family home.

The property benefits from gas central heating, complemented by underfloor heating throughout the ground floor. The accommodation is entered into a welcoming living room, featuring an inglenook fireplace with exposed brick surround, wooden beam and tiled hearth, housing a log-burning stove. The room is open plan to the dining area and kitchen, creating a sociable and versatile living space with ample room for a dining table.

The modern fitted kitchen offers a good range of units, together with integrated appliances including a dishwasher, fridge and freezer. Double-glazed doors open directly onto the rear patio, providing easy access to the garden and creating a lovely connection between the indoor and outdoor spaces.
A door from the kitchen leads into a useful utility area, which benefits from further fitted units matching the kitchen, along with a convenient ground-floor WC. A wooden staircase rises to the first floor, where a landing provides access to three bedrooms, two of which are doubles. The accommodation is completed with a modern family bathroom, fitted with a P-shaped bath with shower over, WC and wash hand basin.

Outside, there is off-road parking to the side of the property for one vehicle. The enclosed rear garden can be accessed directly from the kitchen or via a side gate. The garden is designed for ease of maintenance and features a paved patio area, along with useful wood and bin stores. A couple of steps lead up to a further lawned area, providing an attractive and private outdoor space.
This charming property offers a fantastic combination of character and modern convenience, with the added benefit of an established holiday-let history. It would make an ideal permanent residence, second home or investment opportunity.

Rhoshill is situated 4 miles north of Crymych and 4.6 miles south of Cardigan town & gives easy access to the coast and the Preseli Mountains. Cardigan town offers a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, several public houses, leisure centre, restaurants, coffee shops and much more.

DIRECTIONS

From Cardigan, take the A478 Tenby/Narberth road until you reach the village of Rhoshill. Turn left at the cross roads, and the property will be found on your left hand side denoted by our for sale board. What three words - ///calm.resting.backtrack



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