



## 29 Heol Ty Newydd, Cilgerran – SA43 2RT

£189,995 Freehold

A three bedroom detached house situated in the favoured village of Cilgerran, not far from the Market town of Cardigan. The accommodation comprises: hall, living room, kitchen/diner, rear lobby, cloakroom/w.c. First floor landing, three bedrooms and a family bathroom. Externally there is parking, garage and gardens. The property benefits from no onward chain.

Council Tax band: C

Tenure: Freehold



**Accommodation Comprises:**

Wooden stable door to:

**Hall**

Stairs rise off to the first floor, radiator, doors to:

**Living Room**

Two windows to the front elevation, radiator, wall lights, under stair cupboard. Glazed doors to:

**Kitchen/Diner**

Having a range of wall and base units with worktop surface over, stainless steel sink unit, electric hob with extractor fan over, electric oven, tiled splash back, void and plumbing for washing machine. Wood effect flooring, two windows to the rear, radiator, Door to:

**Rear Lobby**

Wooden stable door to the rear, radiator, window to the rear, door to:

**Cloakroom/W.C.**

Frosted window to the side, low flush toilet, wall mounted hand wash basin, radiator.

**Landing**

Loft access, doors to:

**Bedroom One**

Two windows to the front elevation, radiator, storage cupboard,

**Bedroom Two**

Two windows to the rear, two storage cupboards



### **Bedroom Two**

Two windows to the rear, two storage cupboards, radiator.

### **Bedroom Three**

Exposed beams, radiator, window to the side.

### **Family Bathroom**

A three piece suite with panel bath and shower over, low flush toilet, pedestal hand wash basin, radiator, panelled walls, extractor fan.

### **Utilities and Services**

Heating Source: Air source heat pump and solar panels (installed March 2025). 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 What3Words: ///legroom.desktop.slung

### **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.





## GARDEN

The property benefits from parking to the front leading to the garage. Side access leads to the rear garden which benefits from a good sized lawn with timber fencing.



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