



Argoed Cnwce, Cilgerran - SA43 2SR

£325,000 Freehold

This spacious three/four bedroom semi-detached house presents an excellent opportunity for families and professionals seeking versatile living accommodation in a desirable residential area. The property welcomes you with a bright entrance hall leading to two generous reception rooms, ideal for both formal entertaining and relaxed family gatherings. The modern kitchen is thoughtfully designed with ample storage and workspace, providing a practical setting for home cooking and daily meals. A separate utility room offers further convenience, while a contemporary shower room is located on the ground floor for added flexibility. Upstairs, three well-proportioned bedrooms provide comfortable retreats, each with space for wardrobes and personal furnishings. The property also features loft rooms, which offer valuable additional space suitable for a home office, playroom, or guest accommodation, depending on your needs (STC). This home benefits from off-road parking and a garage, ensuring ample space for vehicles and secure storage.

Council Tax band: C

Tenure: Freehold



Vestibule

Fuse box, door to:-

Hallway

Stairs rising off to the first floor, coved ceiling, door to:-

Living/Dining Room

uPVC double glazed windows, radiators, coved ceiling, gas-fired feature fire, door to:-

Inner Hallway

Wood effect flooring, understairs storage, doors to:-

Kitchen

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, plumbing for dishwasher, space for fridge/freezer, Bosch hob with extractor fan over, built-in Bosch microwave, built-in Bosch oven, built-in pantry cupboard, spotlights, Upvc double glazed window, part tiled walls, wood effect flooring.

Sitting Room

Rayburn Royal, base units with complimentary worktop surface, double glazed window, wooden flooring, door to:-

Utility

A range of base units with complimentary worktop surface, plumbing for washing machine, space for drier, under counter Worcester boiler,



uPVC double glazed windows, wooden single glazed internal window, radiator, tiled flooring, door to:-

Shower Room

Low flush WC, pedestal hand wash basin with Aqua panel splashback, walk-in shower with fitted shower and extractor fan, heated towel rail, part Aqua panel walls, tiled flooring, uPVC double glazed window.

FIRST FLOOR

Landing

uPVC double glazed window, radiator, loft access, doors to:-

Bedroom One

uPVC double glazed windows, fitted wardrobes, radiator.

Bedroom Two

uPVC double glazed window, fitted wardrobes, radiator.

Office/Study

uPVC double glazed window.

Bathroom

Low flush WC, vanity unit with hand wash basin, bath with mixer tap over, walk-in shower with glass screen, fitted shower, heated towel rail, uPVC double glazed window, part tiled walls, tiled flooring.





Loft Room One

Wooden Velux window, radiator, eaves storage, loft access, exposed beams.

Loft Room Two

Wooden Velux window, radiator, loft access, eaves storage, exposed beams.

Loft Room Three

Wooden Velux window, radiator, eaves storage, built-in storage with overflow, exposed beams.

Utilities and Services

Heating Source: Services: Electric: Mains Water: Mains Drainage: Mains Local Authority: Pembrokeshire County Council Council Tax: Band C Tenure: Freehold and available with vacant possession upon

completion. What Three Words:

[///wimp.protrude.enhancement](http://wimp.protrude.enhancement)

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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.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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