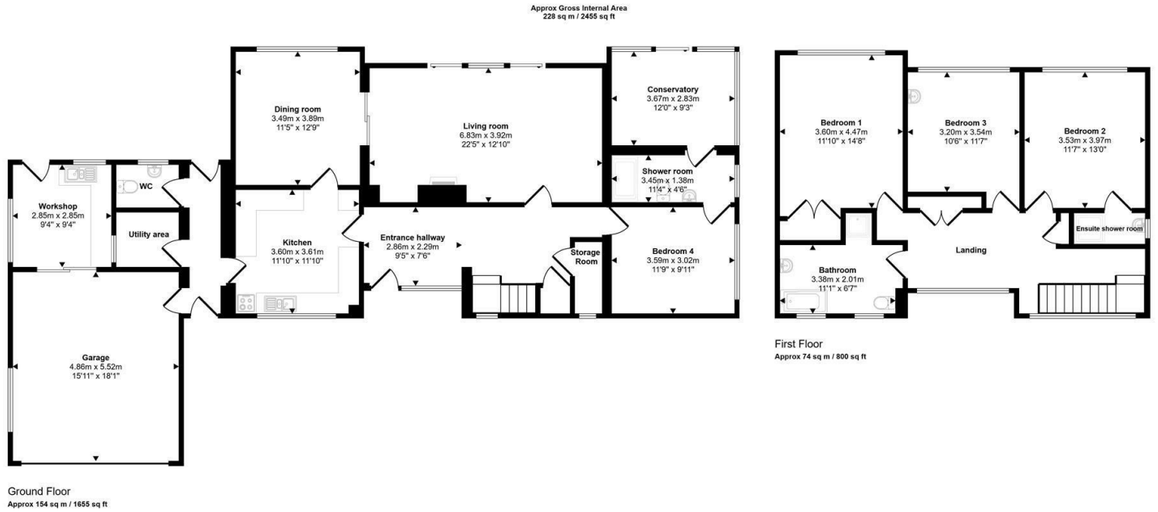


VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F' Ceredigion

ref: LW/AMS/04/26/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,

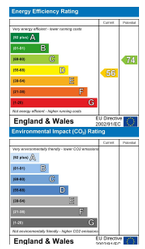
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Estover Brynhafod, Cardigan, SA43 1NS

- Detached House
- Four Double Bedrooms
- Lots of Potential
- Approx 0.3 Acre Grounds & Orchard
- Mains Gas Central Heating
- Walking Distance to Cardigan Town
- Approx. 3.2 Miles to the Coast
- Two Reception Rooms
- Ample Off Road Parking & Garage
- EPC Rating: D



Price £425,000

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The Agent that goes the Extra Mile

An opportunity to acquire a distinctive home, offered to the market for the first time since its construction in the late 1960s. Influenced by German architectural design, this unique property is rich in character and provides well-balanced living accommodation, including two reception rooms, four double bedrooms, and a striking wrap-around garden with an orchard, extending to approximately 0.3 acres in total. Situated on the edge of Cardigan town, within walking distance of local amenities and just a short drive from a selection of sandy beaches along the Cardigan Bay coastline, this property would make an ideal family home.

Upon entering, you are welcomed by a bright hallway featuring a front-facing window and an attractive stone feature wall. The hallway leads into the kitchen, which is fitted with a range of wall and base units, complemented by a wood-panelled ceiling and a window overlooking the front aspect. From the kitchen, there is access to the garage and workshop, a separate utility room, and a WC, as well as doors leading to both the front and rear of the property within an enclosed hallway.

From the kitchen there is access into the dining room, which flows seamlessly via an opening into the living room which measures approx. 6.83m long - this space is for both entertaining and everyday living. Sliding patio doors from the living area open out onto the rear garden, allowing natural light to flood the space. The ground floor further benefits from a double bedroom with an en-suite shower room, as well as a sunroom offering lovely views over the garden.

To the first floor, a staircase leads to a galleried landing, where a glazed door opens onto a balcony overlooking the front of the property. There are three well-proportioned double bedrooms, one of which features an en-suite shower room, while the remaining two benefit from wash basins. A family bathroom completes this floor, fitted with both a separate bath and shower.
Externally, the property enjoys off-road parking for multiple vehicles to the front, along with access to the garage. The impressive wrap-around garden is mainly laid to lawn and is enhanced by a variety of mature trees and shrubs, providing colour throughout the seasons. To the side, there is an orchard along with raised planters ideal for vegetable growing, a small pond, and a greenhouse. To the rear, a patio seating area spans the width of the property, offering an ideal space for outdoor dining and relaxation, with steps leading down to the lawn.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major super markets and superstores, several public houses, leisure centre, restaurants and coffee shops and many local, independant shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path and Cardigan Bay Coastline.

DIRECTIONS

From our Cardigan office head up the high street, and turn right after the Spar shop and take the next left. Continue along this road for a short distance, and turn right into Brynhafod and follow the road to the end and it will be located on your right hand side. What three words - ///padding.yesterday.multiple

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