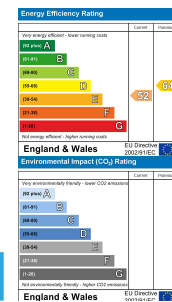


22 Heol Ty Newydd, Cilgerran, Cardigan, SA43 2RT

- Terraced House
- Modern Accommodation
- Ideal First Time Buy
- Approx. 3.3 Miles To Cardigan Town
- Gas Central Heating
- Two Bedrooms & Loft Room
- Open Plan Kitchen/Diner
- Three Storey
- Countryside Views To The Rear
- EPC Rating: TBC

Price £155,000

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





A charming and tastefully decorated, three-storey terraced home located in the village of Cilgerran, just 3.3 miles from the popular market town of Cardigan. This delightful property offers two double bedrooms, an additional loft room, and a rear garden—perfect for relaxing or entertaining. An ideal opportunity for first-time buyers!

The accommodation briefly comprises an entrance hallway with a useful understairs cupboard, ideal for storage, space for shoes and coats, and houses the tumble dryer. A door to the left opens into the cosy living room, with double glass panelled doors leading into the kitchen/diner. The kitchen is fitted with a range of units and includes a door providing access to the rear garden.

A staircase leads to the first floor, where you will find two double bedrooms and a family bathroom. The hallway also benefits from stylish built-in wardrobes offering additional storage. From here, a further staircase rises to the second floor, which comprises a landing, a loft room with Velux windows, and a WC with wash basin.

Externally, to the front of the property, there is a shared off-road parking area and a paved area, ideal for displaying potted plants and adding a touch of colour. The rear garden, accessed directly from the kitchen, features multiple patio seating areas perfect for outdoor dining. A couple of steps lead to a lawned section bordered by flower beds at either side. There is also a useful wooden storage shed. From the garden there are wonderful countryside views.

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major super markets and superstores, banks, several public houses, leisure centre, restaurants and coffee shops and many local 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.

DIRECTIONS

Head out of Cardigan along the A478 until you reach the village of Penybryn. Turn left on to Cilgerran Road and proceed into the village staying on this road and go through the village, passed the garage and continue along the road until you see a right turning sign posted Heol Ty Newydd. Take this turning and then turn left. The property will be found on your left hand side. What three words - [///fast.firmer.awoke](https://fast.firmer.awoke)



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