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**6 Maes Rheithordy, Cilgerran – SA43 2TZ**

Cardigan

**£225,000**

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## 6 Maes Rheithordy

Cilgerran, Cardigan

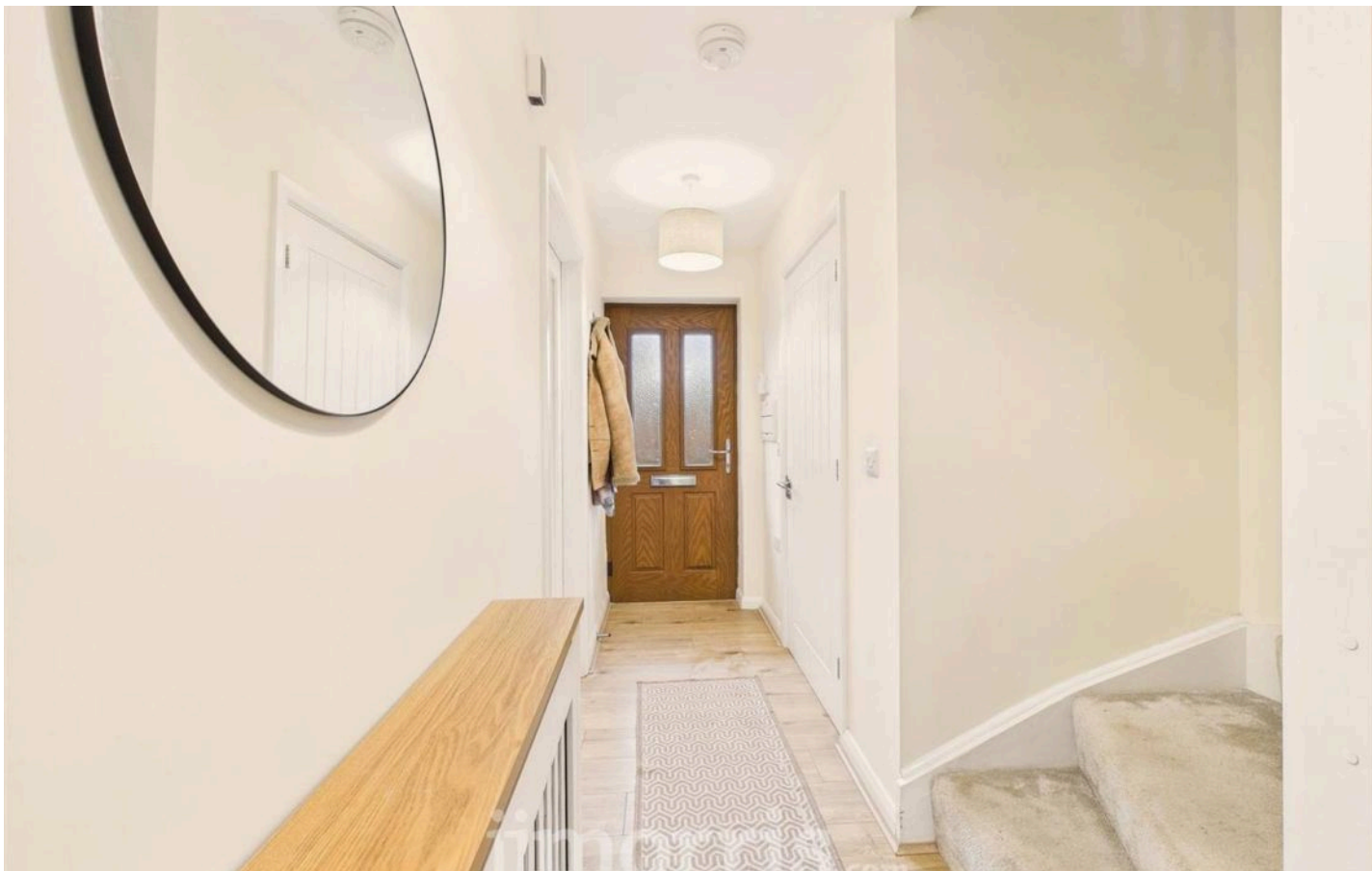
Set within the scenic Teifi Valley, Cilgerran is a charming and historic village in north-east Pembrokeshire, offering a peaceful rural setting while remaining conveniently close to the market town of Cardigan (approx. 3 miles). The village is known for its picturesque surroundings, strong community atmosphere and excellent access to countryside and riverside walks. Cilgerran is home to the impressive Cilgerran Castle, the Teifi Marshes Nature Reserve, and the Welsh Wildlife Centre, providing abundant opportunities for outdoor recreation, wildlife watching and family activities. The River Teifi runs just below the village, popular for kayaking, fishing, and the area's well-known coracle traditions.

The village itself offers essential amenities including a shop/post office, primary school, community facilities and local pubs, while the wider services, supermarkets, schools and leisure facilities of Cardigan are only a short drive away. The location also provides easy access to the Pembrokeshire Coast National Park, award-winning beaches and a network of scenic footpaths and cycle routes.

Peaceful yet well-connected, Cilgerran is an ideal location for those seeking rural living with convenient access to coastal towns, nature reserves and outdoor pursuits.







### **Hallway**

UPVc glazed door to hallway with wooden laminate flooring, radiator, glazed door to:-

### **Kitchen**

Wooden laminate flooring, range of wall and base units with a wooden laminate kitchen work top, stainless steel double sink with mixer tap over, built in electric oven and hobs with convection unit over, UPVc double glazed windows.

### **w/c**

Wooden door to, wooden laminate flooring, towel rail, wash basin, low flush w/c, double glazed window.

### **Living Room**

Wooden glazed door to wooden laminate flooring, radiator, UPVc double glazed windows, UPVc double glazed double doors to rear garden, under stair storage.

### **Landing**

Carpet floor, loft hatch, airing cupboard, wooden doors to:-

### **Bedroom**

Carpet floor, UPVc double glazed window, radiator.

### **Bedroom**

Carpet floor, radiator, UPVc double glazed windows, built in cloths storage cupboard.

### **Bathroom**

Vinal floor, towel rail, wash basin, low flush w/c, bathtub with integrated shower over, UPVc double glazed window.



### Externally

To the side of the property is a brick laid driveway providing off road parking, to the rear is a small lawn with an enclosed patio area.

### Utilities & Services

Heating Source: Oil central heating. 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

### 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.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Yes & Data - Yes Three Voice - Yes & Data - Yes O2 Voice - Yes & Data - Yes Vodafone. Voice - Yes & Data - Yes Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.









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