

Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

GENERAL INFORMATION  
VIEWING: By appointment only.  
TENURE: We are advised freehold.  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX BAND: E Pembrokeshire.  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

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.

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

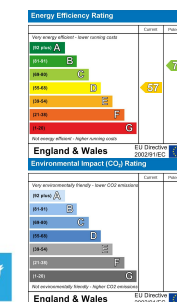
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EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915



Crofters Broyan Road, Penybryn, Cardigan, Pembrokeshire, SA43 3NL

- Detached Bungalow
- Rural Village Location
- Ample Off Road Parking
- Countryside Views
- Garage
- 3 Bedrooms & 1 Bathroom
- Oil Central Heating
- Approx 2 Miles To Cardigan Town
- Lounge & Dining Area
- EPC RATING: D



Offers In Excess Of £230,000

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The Agent that goes the Extra Mile





**\*\*VIRTUAL VIEWING AVAILABLE\*\***

Situated in the rural village of Penybryn, set back from the main road, and just 1 mile to Cilgerran and approximately 2 miles to the market town of Cardigan, the property benefits from beautiful countryside views, ample off road parking and oil central heating.

Briefly comprising; an entrance hallway, with store cupboard, lounge with a feature fireplace and views overlooking the front garden, kitchen/dining area (please note the kitchen does not contain a sink), utility room including a ceramic butlers sink and views over the rear garden and countryside, reception room with French doors leading out to the rear garden, three bedrooms, one of which benefits from a built in cupboard, bathroom/wet room with towel radiator and built in cabinet for the sink and toilet.

Externally, to the front, there is a lawned area with driveway to the side, offering parking for approximately three vehicles, and garage with power supply and radiator. Accessed via paths to either side of the property, the rear garden is laid mainly to lawn and provides the perfect spot to sit, relax and enjoy the views.

The property is located in Penybryn just 1 mile to the village of cilgerran which runs along the south bank of the Teifi River and is home to Cilgerran Castle. The Welsh Wildlife Centre is found just on the outskirts of the village offering walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and outdoor pursuits centre. The nearby town, Cardigan offers further amenities such as a Castle, a primary and secondary school, a further education college, major super markets, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

**Hallway**

16'00(maximum) x 12'09(maximum)  
(4.88m(maximum) x 3.89m(maximum))

**Lounge**

18'2 x 14'2 (5.54m x 4.32m)

**Reception Room**

8'9 x 13'7 (2.67m x 4.14m)

**Kitchen**

9'9 x 13'7 (2.97m x 4.14m)

**Utility Room**

6'7 x 11'4 (2.01m x 3.45m)

**Bedroom 1**

13'1 x 9'9 (3.99m x 2.97m)

**Bedroom 2**

10'7 x 7'4 (3.23m x 2.24m)

**Bedroom 3**

11'2 x 10'5 (3.40m x 3.18m)

**Bathroom**

6'1 x 8'5 (1.85m x 2.57m)

**Garage**

18'11 x 9'01 (5.77m x 2.77m)



**DIRECTIONS**

From Cardigan take the Tenby Road until you reach Penybryn. Turn right by the Penybryn Arms and proceed down Broyan Road. After a short distance the property is situated on the left hand side, denoted by our for sale board.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.