41 Heol Ty Newydd, CILGERRAN SA43 2RT

Offers in the region of £137,500

Detached 3 Bedroom House
Immaculate Accommodation
Garage, Private Parking & Gardens Front, Side & Back
EER - E40
DESCRIPTION
An immaculate 3 double bedroom detached house situated on a corner plot within the popular North Pembrokeshire village of Cilgerran. This delightful property has been lovingly well kept and is presented to a high standard throughout, benefitting from 2 bathrooms, a useful garage/workshop and off road parking space. Viewing is essential to appreciate its many charms and would particularly lend itself to making an ideal family home.
EER - E40

SITUATION
The property is conveniently placed in the village of Cilgerran close to local amenities. The village is well known for its popular Wildlife Centre with lovely nature walks along the Téifi River. The town of Cardigan is approximately 2 miles distant and has a wide range of shops and services including national retailers and supermarkets. The West Wales area is generally much liked for its beautiful scenery and renowned dramatic coast with beaches, walks and coves.

ENTRANCE HALL
Entered via frosted double glazed door to front, radiator, stairs to first floor, doors to;

SHOWER ROOM
Double shower cubicle with Triton electric shower unit, WC, pedestal wash hand basin, tiled wall, understairs storage cupboard, heated towel radiator.

LIVING ROOM
13’ x 9’8 (3.96m x 2.95m)
Twin double glazed windows to front, radiator, fireplace, glazed double doors to;

KITCHEN/DINER
15’10 x 9’6 (4.83m x 2.90m)
Fitted with a range of wall and base units with worktop over, single drainer sink unit, 4 ring gas hob, built-in single oven, stainless steel extractor hood, plumbing for washing machine, tiled splashback, double glazed window and external door to rear, radiator.

FIRST FLOOR LANDING
Access to loft, doors to;

BEDROOM 1
13’2 x 9’11 (4.01m x 3.02m)
Built-in sliding triple wardrobes, radiator, double glazed windows to front, built-in airing cupboard with radiator.

BEDROOM 2
10’11 x 9’7 (3.33m x 2.92m)
Double glazed window to rear, radiator.

BEDROOM 3
16’10 x 7’10 (5.13m x 2.39m)
Accessed via steps down from the landing, Velux window to front, radiator, eaves storage.

BATHROOM
7’10 x 5’11 (2.39m x 1.80m)
Pedestal wash hand basin, WC, bath with shower over, double glazed window to rear, heated towel radiator, extractor fan, shaver point.

EXTERNALLY
To the front of the property is a hardstanding gated driveway providing off road parking space as well as access to the GARAGE/WORKSHOP - 19’6 x 8’1 with up and over door to front, power and lighting connected, wall mounted gas fired combination boiler servicing the domestic hot water and central heating system and rear pedestrian door. The front garden area is mainly laid to lawn with a very old mature oak tree which has a tree preservation order. Side garden area leads down to the pavement, is generally laid to lawn with a mature hedgerow. Gated access leads to the side of the house where there is a useful area for storing bins. To the rear is a low maintenance patio style garden with raised flower beds, steps lead up to a further garden area of patio and being of relatively low maintenance and easy to maintain.

SERVICES
We are advised that mains water, electricity and drainage are connected to the property. LPG gas fired central heating system.

VIEWING
By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday 9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER
Follow us on twitter @JohnFrancisCard or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE
We are advised that the property is Freehold.

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS
From Cardigan take the Tenby road and turn left for Cilgerran at Penybryn. Enter the village and turn right into Heol Ty Newydd and number 41 is the first on the left identified by our John Francis for sale sign.