



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 D Pembrokeshire

For more Information on Moylegrove: <https://www.moylegrove.wales>

AGENTS VIEWING NOTES...
 We would respectfully ask you to call our office before you view this property internally or externally

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.

TR/FHR/08/19/OK/TR/08/19

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

6 Morgan Street, Cardigan, Ceredigion, SA43 1DF
 EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

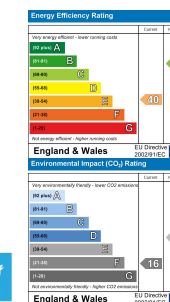


Glenview Moylegrove, Cardigan, Pembrokeshire, SA43 3BW

- ****No Chain****
- **3 Bedrooms & 2 Bathrooms**
- **Rear Garden**
- **Ideal Family Home or Investment Opportunity**
- **Just 5.4 Miles to Cardigan Town**
- **Semi-Detached House**
- **Character Features**
- **Coastal Village Location**
- **Approximately 1 Mile to Beautiful Ceibwr Beach**
- **EPC Rating: E**

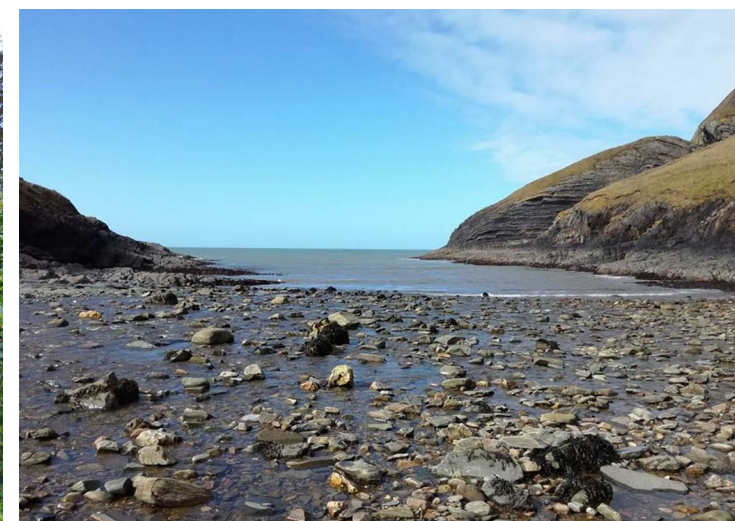
Offers In Excess Of £270,000

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The Agent that goes the Extra Mile



****NO CHAIN**** Situated within the popular coastal village of Moylegrove this property would make an ideal family home or investment opportunity. Full of character and charm this homely accommodation benefits from an enclosed rear garden and briefly comprises; on the ground floor, hallway, lounge/dining room with exposed stone, beams, and log burning fireplace, sitting room/bedroom with separate front door access, wet room, fitted kitchen/breakfast room with door to the rear garden. On the first floor, there are two bedrooms, one benefiting from a walk-in wardrobe, and a family bathroom. From the landing, there are steps leading to a third bedroom with exposed beams and views overlooking the garden.

Externally there is a small front garden and accessed via the kitchen the rear garden is laid mainly to lawn with a paved seating area. Showcasing a variety of shrubs and hedges and raised flower beds the rear garden is a perfect place to sit and enjoy outside dining or entertaining.

Moylegrove, or Trewyddel in Welsh - is a stunning little village in the northern coast of Pembrokeshire. The nearby beach, known as Ceibwr Bay is roughly 15 minutes walk away from the central village, and at the top of the hill is The Penrallt Garden Centre which has woodland walks, access to the Coast Path and a licensed cafe serving lunches and afternoon tea. Nearby St Dogmaels (3.7 miles away) is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan (5.4 miles away). St Dogmaels is steeped in history, with the ruins of the 12th century Abbey at its heart, and offers many cafes and pubs, local shops, places of worship and a primary school. The nearby sandy beach of Poppit Sands is the start (or end) of the 186 mile long Pembrokeshire Coastal Path. Cardigan town offers a range of amenities including; a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops.



Hallway

23'11" x 5'8" (maximum) (7.30m x 1.75m (maximum))

Lounge/Dining Room

11'3" x 24'8" (maximum) (3.43m x 7.53m (maximum))

Sitting Room

9'8" x 12'11" (2.96m x 3.95m)

Wet Room

3'11" x 10'11" (1.20m x 3.34m)

Kitchen

15'10" x 15'5" (maximum) (4.84m x 4.70m (maximum))

Landing

14'0" x 5'10" (maximum) (4.27m x 1.78m (maximum))

Bedroom 1

8'0" x 10'5" (maximum) (2.45m x 3.19m (maximum))

Bedroom 2

12'0" x 8'6" (3.66m x 2.60m)

Bathroom

8'5" x 6'4" (2.59m x 1.94m)

Bedroom 3

12'3" x 14'4" (maximum) (3.74m x 4.37m (maximum))



DIRECTIONS

From Cardigan head into the village of St Dogmaels. Go along the high street and carry on up the hill (do not turn towards Poppit) and follow the road around the hairpin bend towards Moylegrove. Follow this road up and out of the village and carry on until you see a left turn for Moylegrove. Take this turning and carry on. Pass, Penrallt Garden Centre on your right and as you drop down into the village continue over the bridge and pass the tabernacle chapel and village hall on your left. The property is the second property up opposite the village hall, denoted by our for sale board.

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