

Ground Floor



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

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.

HW/FHR/09/19/OK/HW/09/19

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

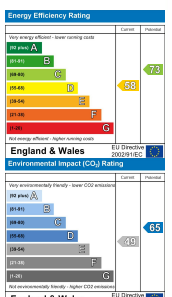


**Brynteg Moylegrove, Cardigan, Pembrokeshire, SA43 3BP**

- Detached Bungalow
- Well-Presented
- Coastal Village Location
- 3 Bedroom & 2 Bathrooms
- Beautiful Countryside Views
- Approximately 1 Mile to Beautiful Ceibwr Beach
- Gardens to Front & Rear
- EPC Rating: D
- Off-Road Parking
- Ideal Family Home or Investment Opportunity

**Offers In Excess Of £300,000**

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**The Agent that goes the Extra Mile**



A well-presented property enjoying beautiful countryside views, situated in the popular coastal village of Moylegrove, approximately 1 mile to Ceibwr Beach. This homely accommodation benefits from off-road parking, gardens to front and rear, oil central heating and briefly comprises; entrance hall, lounge with multi fuel fireplace, three bedrooms, all benefiting from fitted wardrobes, and one is currently being used as a successful bed & breakfast and benefits from it's own en-suite, shower room, fitted kitchen/dining room with opening leading to the conservatory, with double doors leading to the rear garden, and a fitted utility room with a further door to the rear garden.

Externally, the property is secured and accessed through a wooden gate via a tarmacked drive, with lawned front garden adjacent. The front garden showcases a variety of shrubs and flower beds, and is perfect place to sit and enjoy the fabulous countryside views. To the side of the property there is a path leading to a paved seating area in the rear garden. Laid mainly to lawn the rear garden is beautifully landscaped with a variety of flower beds, an ideal place for 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.



#### Entrance Hall

14'2" x 6'8" (maximum) (4.34m x 2.05m (maximum))

#### Lounge

16'9" x 12'0" (5.11m x 3.67m)

#### Bedroom 1

9'11" x 12'0" (approximately) (3.03m x 3.68m (approximately))

#### Bedroom 2

8'7" x 10'2" (maximum) (2.64m x 3.11m (maximum))

#### Shower Room

6'3" x 5'9" (1.93m x 1.77m )

#### Kitchen/Dining Room

20'9" x 10'1" (maximum) (6.35m x 3.09m (maximum))

#### Conservatory

11'9" x 11'5" (3.59m x 3.48m )

#### Utility Room

8'3" x 9'7" (2.53m x 2.93m )

#### Bedroom 3

16'9" x 8'2" (maximum) (5.13m x 2.49m (maximum))

#### En-suite

5'1" x 5'4" (1.57m x 1.65m )



#### 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, passing the Penrallt Garden Centre on your right, and as you drop down into the village carry on up the other side heading towards Newport. Go past the old school on your left and you will see the property on your right hand side, opposite some white painted cottages, and 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.