



GENERAL INFORMATION..

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'F' Ceredigion County Council

DRAINAGE: We are advised the property benefits from Private Drainage

AGENTS VIEWING NOTES...

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

FLOOR PLANS...

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/HW/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

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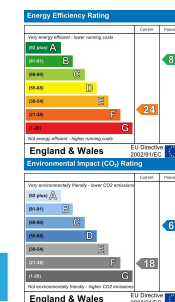


Y Winllan New Mill Road, Cardigan, Ceredigion, SA43 1QT

- Detached 4 Bed Dormer Bungalow
- Edge of Cardigan Town
- Ideally Situated
- Woodland and Gardens
- Ample Off Road Parking and Double Garage
- 1.22 Acres of Grounds
- Walking Distance to Shops
- Beautiful Countryside Views
- Paddock to Side
- Energy Rating: F

Offers In Excess Of £300,000

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The Agent that goes the Extra Mile



A well presented property in need of a little modernisation in places, sitting in a plot of around 1.22 acres which includes gardens, woodland and paddock area, all within walking distance to Cardigan Town and shops. The spacious dormer bungalow offers its new owners the chance to live a rural life while being close to town amenities. Briefly comprising; entrance hall with stairs to first floor and doors to; inner hall, ground floor bedroom, shower room, lounge with open fire place and patio doors out to the rear patio and gardens, dining room, fitted kitchen with built in storage and a space for a range cooker, door leading out to the utility room housing the oil fired boiler, a door leads out to a corridor which gives access to the front and rear of the property and to the adjoining double garage (with w/c). On the first floor is a spacious landing with built in airing cupboard and storage, and doors to 3 bedrooms all benefiting from under eaves storage and built in wardrobes, and the family bathroom.

Externally the property is accessed via a gated entrance off a no through road to a tarmac drive with parking for several cars. The front garden is mainly laid to lawn with mature hedging, paths lead to the far side which is again lawned with fruit trees and mature hedging and a gate to the rear gardens and grounds. The other side has its own access from the road and offers additional parking space and leads to the greenhouse and store shed and on to the rear garden. Further down the no through road is another gated entrance to the far end of the land giving that a separate access.

Steps lead from the rear patio down to the land, which is mainly lawn with fruit trees and mature hedging, and continues down into the woodland. The land is ideal for veg growing, keeping chickens etc, with the woodland offering additional space. This property has a lot to offer and is a must view!



Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

Entrance Hall 13'6" x 10'9" max (4.12 x 3.28 max)	Shower Room 6'8" x 8'1" (2.02m x 2.46m)	Utility Room 9'11" x 9'8" (3.03m x 2.97m)	WC 6'5" x 3'1" (1.96 x 0.95)	Bedroom 2 9'5" x 11'8" (2.88m x 3.57m)
Inner Hallway 1.32 x 1.78 (0.30m.9.75m x 0.30m.23.77m)	Lounge 13'5" x 18'2" (4.10m x 5.53m)	Corridor 3'3" x 17'9" (1.01 x 5.42)	Landing 16'11" x 3'11" max (5.17 x 1.2 max)	Bedroom 3 11'3" x 9'8" (3.43 x 2.97)
Bedroom 1 9'4" x 11'8" (2.87m x 3.58m)	Dining Room 13'1" x 9'9" (3.99m x 2.98m)	Garage 16'2" x 17'8" max (4.94 x 5.40 max)	Bathroom 7'3" x 9'8" max (2.23 x 2.97 max)	Bedroom 4 12'0" x 11'8" (3.68 x 3.58)
	Kitchen 17'2" x 9'9" (5.24m x 2.96m)			



DIRECTIONS

Head up the highstreet and proceed to the top of Cardigan town. As you go past B&M Stores you will see a left turning onto New Mill Road (just before the traffic lights). Turn left here and follow road, the property is the first on the left hand side, denoted by our For Sale sign.

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