



We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DD/WJ/57661/220617

DESCRIPTION

A good size 3 bedroom, 2 reception, end-terrace house with ample off road parking space and enclosed garden. This property is conveniently situated in the popular north Pembrokeshire village of Cilgerran within a residential development and is only a few miles from the town of Cardigan.

EER - F 32

SITUATION

Cilgerran village is a popular family friendly location with primary schooling, historic castle and wildlife centre. There are two convenience stores selling a range of basic day to day goods, petrol station and places to eat and drink. The large town of Cardigan is only 2 miles distant and provides excellent educational facilities with secondary schooling and Cardigan College, plus a wide range of national and independent retailers along its high street parade of shops and supermarkets such as Tesco, Aldi & Coop. The famous and spectacular coastline stretching from North Pembrokeshire up to Ceredigion is within a short car journey and has many glorious sandy beaches and walks to be explored.

ENTRANCE HALL

Entered via glazed door to front, wood laminate flooring, stairs to first floor, radiator, understairs storage cupboard, doors to;

KITCHEN/DINER

12'10 x 8'8 (3.91m x 2.64m)
Fitted with a range of wall and base units with worktop over, 5 ring gas hob with extractor hood, single

drainer sink unit, single electric oven, plumbing for washing machine, double glazed window to rear, part tiled walls, radiator, door to;

UTILITY/PORCH

8'7 x 4'8 (2.62m x 1.42m)
External door to rear.

LIVING ROOM

11'9 x 11'6 (3.58m x 3.51m)
Double glazed window to front, electric fireplace.

DINING ROOM

17'8 x 8'6 (5.38m x 2.59m)
Double glazed window to front, glazed French doors to rear garden, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to;

BEDROOM 1

12'4 x 9'8 (3.76m x 2.95m)
Double glazed window to front, 2 built-in wardrobes, radiator.

BEDROOM 2

17'8 x 8'6 (5.38m x 2.59m)
Fakro roof window to front, radiator.

BEDROOM 3

10'11 x 9'5 (3.33m x 2.87m)
Double glazed window to rear, built-in wardrobe, radiator.

BATHROOM

Suite comprising panel bath with Triton electric shower over, WC, pedestal wash hand basin, part tiled walls, frosted double glazed window to rear, built-in linen cupboard, cupboard housing Ideal Logic gas fired combination boiler servicing the domestic hot water and central heating.

EXTERNALLY

To the front of the property is a wooden fence and gate with the garden laid to lawn and level with borders of established plants, decorative trees and shrubs,

small garden pond. To the side of the house is an area used for off road parking. Gated rear access leads to the garden which is level and mainly laid to lawn, garden **SHED**, decorative plants and shrubs and tree, small miniature ornamental pond.

SERVICES

We are advised that mains water, electricity and drainage are connected. LPG gas central heating.

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

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, proceed on the Cardigan to Tenby A478 road and approximately 2 miles. Turn left in Penybryn signposted to Cilgerran. Proceed into the village passing the garage on the left-hand side and approximately 200 yards on the turning into Maes Yr Orsaf is on the right-hand side. Follow the road into the cul-de-sac and Number 3 is found on the left as identified by our for sale sign.