

Cardigan Office:

5 High Street, Cardigan, Ceredigion, SA43 1HJ

T: 01239 612 343

E: cardigan@jjmorris.com

jjmorris.com

Chartered Surveyors | Estate Agents | Valuers | Auctioneers



Ty Melyn Cottage Castle Square, Cilgerran, SA43 2SD

£199,950

An exciting opportunity to acquire a Four Bedroom Stone Cottage in the heart of the Favoured Pembrokeshire village of Cilgerran, approximately 3 miles from Cardigan town. The property briefly comprises: Entrance Porch, Living Room, Kitchen/Breakfast Room, Inner Hall, Dining Room and to the first floor, there are Four Good Sized Bedrooms and a Shower Room. Externally, the property benefits from 'Off Road' Parking and a Large Garden to the Rear.

Situation

Situated in the centre of the North Pembrokeshire village of Cilgerran, approximately 3 miles from nearby Cardigan Town.

Upvc Double Glazed Door to:-

Porch

Double glazed window to the side.

Glazed Entrance Door to:-

Living Room 19'0" x 16'3" (5.8 x 4.96)



Stairs rising off, understairs cupboard, coved ceiling, 2 radiators, tiled fireplace, window to the front.

Kitchen 13'1" x 9'3" (4.01 x 2.84)



Having a range of base and wall units, stainless steel sink unit, electric extractor fan, Upvc door to rear, ceramic tiled floor, cupboard housing boiler, Upvc to side, plumbing for automatic washing machine.

Inner Hall

Wood effect flooring, window, door to:

Dining Room 11'10" x 10'5" (3.62 x 3.18)



Radiator, window.

FIRST FLOOR

Bedroom 1 9'5" x 9'4" (2.88 x 2.85)



Dual aspect Upvc window, radiator, built-in wardrobes.

Bedroom 2 9'7" x 9'4" (2.94 x 2.87)



Window, radiator, loft access

Bedroom 3 9'5" x 6'6" (2.89 x 1.988)



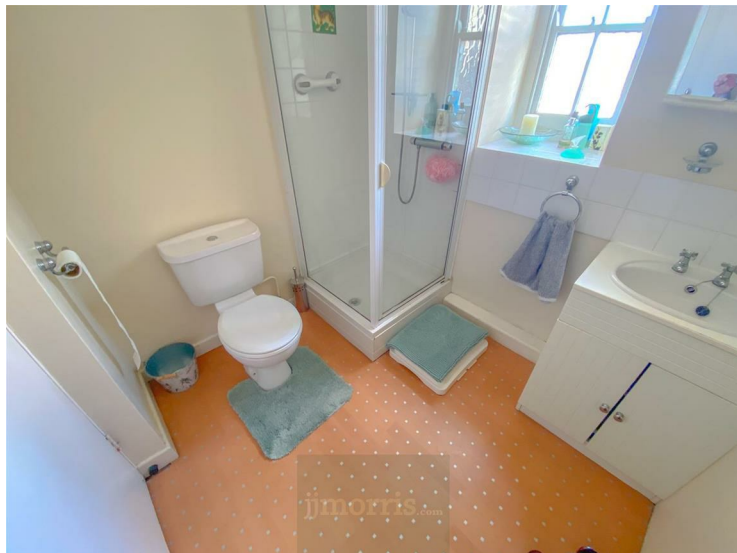
Upvc window, radiator.

Bedroom 4 11'2" x 7'10" (3.41 x 2.41)



Window and radiator.

Shower Room 6'10" x 6'3" (2.10 x 1.91)



Three piece suite comprising: Sink with vanity unit below, low flush W.C., Shower enclosure with mains shower.

Services, etc.

Services - Mains electricity, water and drainage.

Local Authority - Pembrokeshire County Council

Property Classification - Band C

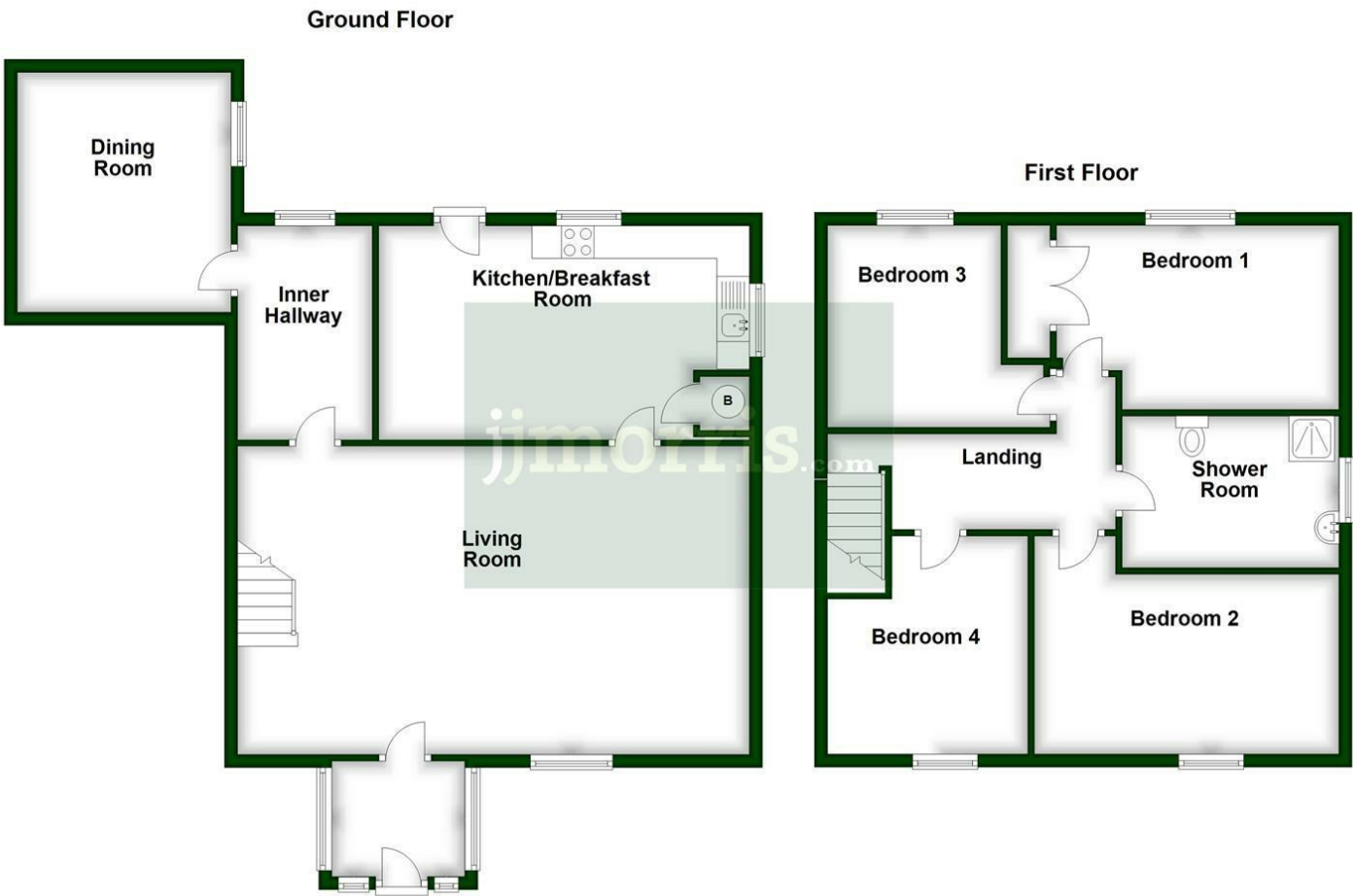
Tenure - Freehold and available with vacant possession upon completion.

Outside



Parking will be found to the front of the property and steps lead up to the front garden. Access around the side leads to a patio area, W.C. shed and then onto a large lawned garden with raised vegetable patch and former pigeon coup, recently installed oil storage tank.

Floor Plan



Scale 1:100
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

