



Penrhiw , Llangoedmor, Cardigan, SA43 2LE

£199,950

A charming Two Bedroom Cottage, just a short distance from Cardigan, in the rural village of Llangoedmor. Set on a good sized plot, with gardens to the front, side and rear. The property briefly comprises: Entrance Vestibule, Living Room, Sitting Room, Kitchen/Diner and Utility. To the first floor there are Two Bedrooms and a Family Bathroom.

Outside the property benefits from 'off road parking, garage and gardens to three sides with rural views to the rear.

Hardwood Entrance Door

With central glazed panel opens to:-

Vestibule

Exposed beam, wall lights, glazed door leads to:-

Sitting Room 13'2" x 10'6" (4.03 x 3.21)



Glazed window to the front elevation, radiator, built-in storage cupboard, opening through to:-

Living Room 13'3" x 10'9" (4.05 x 3.3)



Glazed window to the front elevation, radiator, large Inglenook fireplace with open fire, wall light point, exposed beams.

Kitchen/Dining Room 13'9" x 10'8" (4.21 x 3.26)



Having a range of wall and base units with 1.5 bowl inset sink unit and drainer, 4 ring ceramic hob with extractor fan above, built-in electric oven, void and plumbing for washing machine, tiled splashbacks, quarry tiled floor, glazed display cabinet, radiator, dado rail, dual aspect 3 Upvc double glazed windows, stairs rising off to the first floor, oil-fired Grant central heating boiler, door opens to:-

Utility Room 11'9" x 7'7" (3.60 x 2.33)



Glazed windows to the rear and side, hardwood stable door with glazed panel, quarry tiled floor, built-in storage cupboards, space for fridge and freezer.

FIRST FLOOR

Landing

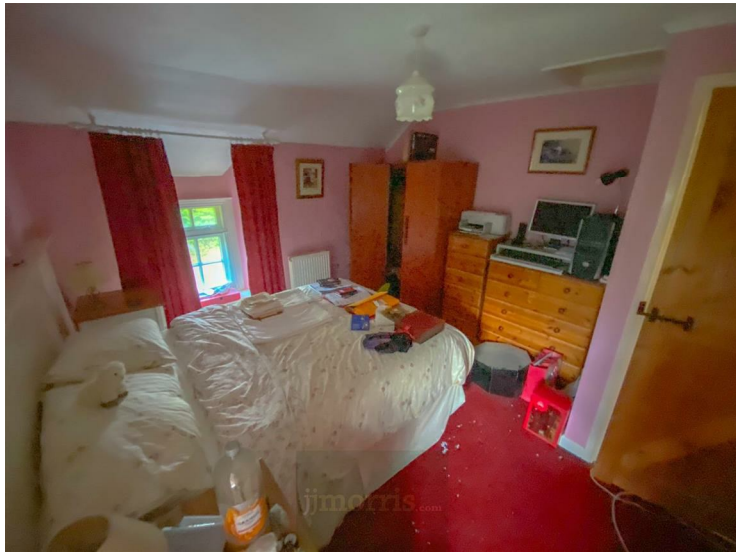
Upvc window to the side, built-in airing cupboard housing hot water tank and slatted shelving.

Bedroom 1 13'3" x 12'2" (4.04 x 3.73)



Upvc window to the side elevation, glazed window to the front, radiator, wall light points.

Bedroom 2 13'3" x 11'1" (4.04 x 3.38)



Dual aspect windows to the front and side, radiator, loft access.

Bathroom



4 piece suite comprising low flush WC, pedestal hand wash basin, bidet, bath with electric shower over, radiator, dual aspect Upvc windows taking advantage of the far reaching views to the rear, over stair cupboard with slatted shelving.

Outside / Garden Area



Rear Garden Area



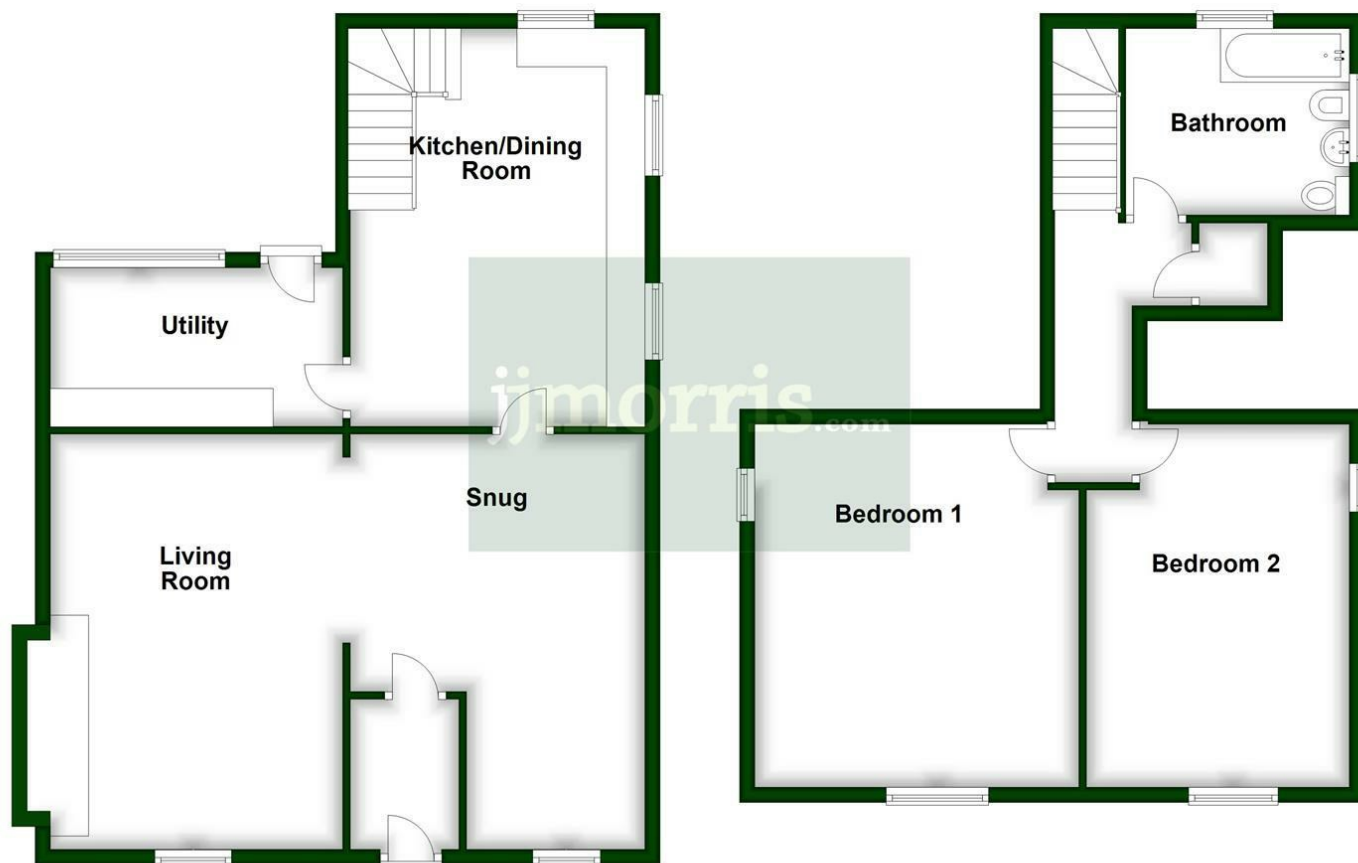
Services

Oil Fired Central Heating.
Mains Electricity and Water.
Local Authority: Ceredigion County Council.
Property Band D.

Floor Plan

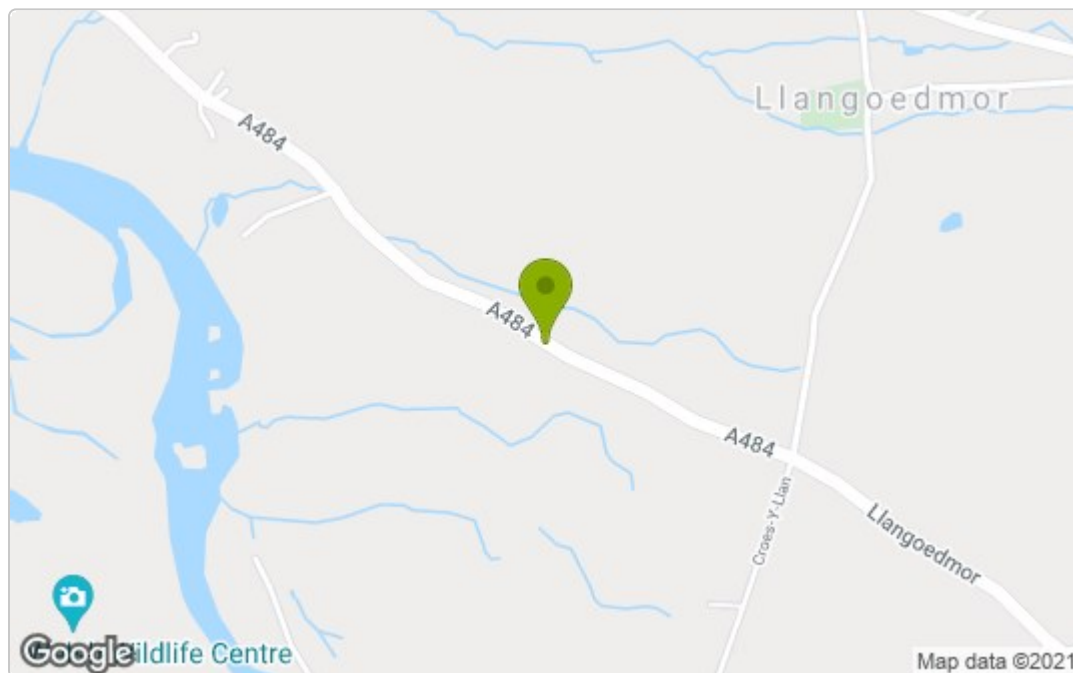
Ground Floor

First Floor



Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com