



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

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

PLEASE NOTE – we are advised this property is served by private drainage

AGENTS VIEWING NOTES...

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

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.

RS/FHR/10/20/DRAFT

These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

1 Priory Street, Cardigan, Ceredigion, SA43 1BZ
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



Hen Ffynnon Cilgerran, Cardigan, Pembrokeshire, SA43 2SN

- Detached Bungalow
- Sitting in 0.39 of an Acre
- Lounge/Dining Room
- Lawned & Patio Garden
- Garage & Off-Road Parking
- Beautiful Views Over the Valley
- Walking Distance to Village Amenities
- 2 Ground Floor Bedrooms
- 1 Upstairs Bedroom and a Loft Room
- Just 4.5 Miles to Cardigan Town

Asking Price £280,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



1 Priory Street, Cardigan, Ceredigion, SA43 1BZ
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

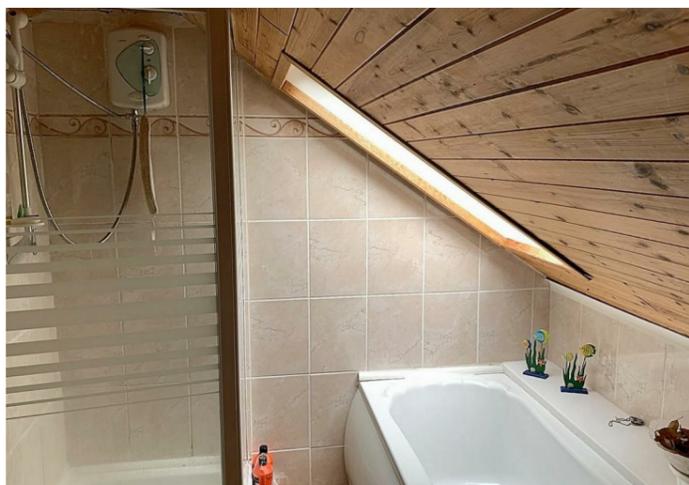
The Agent that goes the Extra Mile



VIRTUAL VIEWING AVAILABLE Located within the popular rural village of Cilgerran, just walking distance to the village amenities and approximately 4.5 miles to Cardigan town, the property sits in 0.39 of an acre and enjoys beautiful views overlooking the wooded valley and river Teifi. The accommodation benefits from off-road parking and oil central heating and briefly comprises; porch, kitchen with a range of matching wall and base units, lounge/dining room with multi fuel burner and fireplace, hallway with door to the side of the property, utility room, separate bathroom and w/c, and 2 bedrooms. From the hallway a staircase leads up to a further bathroom with bath and shower cubicle, loft bedroom, and a further loft room, one of which benefits from stunning views overlooking the valley. The property benefits from Upvc double glazing and oil fired central heating.

Externally, the property is approached via a driveway, offering off-road parking, and leading to the detached garage. To the side, there is a ramp and steps which lead to a yard and paths at either side to the rear garden. To the front of the garden, there is a paved seating area and steps which lead to the lawned garden, with apple trees and vegetable growing beds, greenhouse, metal shed, and offering a perfect place to sit and enjoy the superb views.

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and outdoor pursuits centre Heritage Canoes. The nearby market town of Cardigan is found 4.5 miles away and offers further amenities such as 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. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.



Porch

Kitchen

9'5" x 11'1" (2.89m x 3.38)

Lounge/Dining Room

11'11" x 21'8" (3.65m x 6.61m)

Hallway

Utility Room

7'6" x 13'8" (2.30m x 4.19m)

Bedroom 1

13'7" x 11'10" (4.15m x 3.61m)

Bedroom 2

13'7" x 9'5" (4.15m x 2.88m)

Bathroom

5'4" x 5'6" (1.64m x 1.69m)

W/C

5'4" x 2'8" (1.64m x 0.82)

Landing

Bedroom 3

15'7" x 11'10" (4.77m x 3.62)

Bathroom

6'11" x 10'9" (2.11m x 3.29m)

Loft Room

14'9", x 11'10" (4.5, x 3.62)



DIRECTIONS

From the Cardigan office continue over the bridge on the B4546, and at the roundabout take the second exit on to A478. Turn left onto Cilgerran Road in the village of Penybryn and continue on to Cemaes Street. Proceed on to High Street, passing the garage on your left hand side. You will see a lane on your left hand side just before the village hall, turn here and the property is straight ahead.

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