



Llwyn Yr Eos Penllyn, Cilgerran, SA43 2RZ

**£225,000**

An excellent opportunity to acquire a Two Bedroom Detached Bungalow in the ever popular village of Cilgerran, situated within walking distance of the wildlife centre and the extensive village amenities.

The accommodation briefly comprises: Entrance Hall, Living Room, 21ft Kitchen/Diner, Two Bedrooms, Study and a Family Bathroom. Outside there is a drive for 'Off Road' Parking, Detached 23ft Garage/Workshop and Gardens to the front and rear.

## Situation

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 3.8 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.

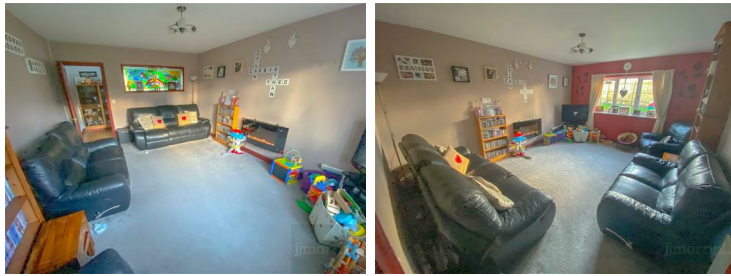
## GROUND FLOOR

uPVC double glazed door with matching side panels open to:

### Entrance Hall

Wood effect laminate flooring, doors to:

### Living Room 15'11" x 12'2" (4.86 x 3.71)



uPVC double glazed window to the rear, wall mounted flame effect electric fire, radiator, feature stained glass internal window.

### Kitchen / Diner 21'2" x 9'8" (6.47 x 2.96)



A light and airy space with wood effect laminate flooring throughout and an arch dividing. Comprising:

## Kitchen Area



Having a range of wall and base units with complimentary worktop over, inset 1.5 bowl sink unit with drainer and mixer tap over, space for electric cooker and hob with extractor fan over, tiled splash back, void and plumbing for washing machine, glazed display cabinets, void for fridge, oil fired central heating boiler.

## Dining Area



Base cabinets with worktop surface over, tiled splash back, uPVC door and window to the rear, radiator.

## Bedroom One 12'5" x 11'8" (3.79 x 3.56)



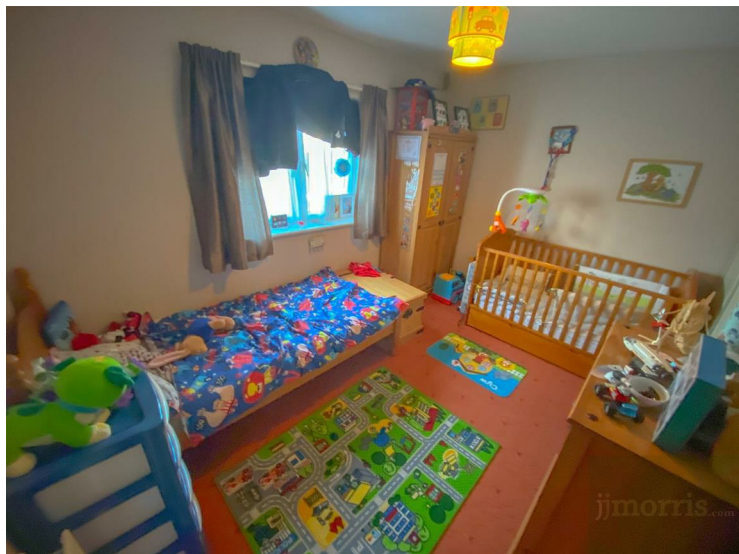
uPVC window to the rear, radiator.

### Bedroom Two / Study Overall 12'9" x 12'4" (3.90 x 3.78)

The current owners have subdivided this area to create a bedroom and home office/study, this could easily be reinstated to one larger room if required.

Raised lawned and decorative shale garden with railway sleepers, perimeter path leading around the property, giving access to both sides, with gates accessing the front oil storage tank.

### Bedroom Two 12'4" x 8'11" (3.78 x 2.72)



uPVC window to the front, radiator.

### Study 6'11" x 3'6" (2.11 x 1.07)

### Family Bathroom 9'1" x 8'2" (2.78 x 2.50)



A three piece suite comprising panel bath with tiled surround, mains shower and screen over, pedestal hand wash basin with tiled splash back, low flush w.c. ceramic tiled floor, radiator, uPVC window to the side. Airing cupboard with slatted shelving and radiator.

## EXTERNALLY

### Parking & Front Garden

Tarmacadam driveway providing parking and turning area, along with access to the garage. Lawned garden, decorative shale, fencing and shrub borders.

### Garage 23'1" x 8'10" (7.04 x 2.70)

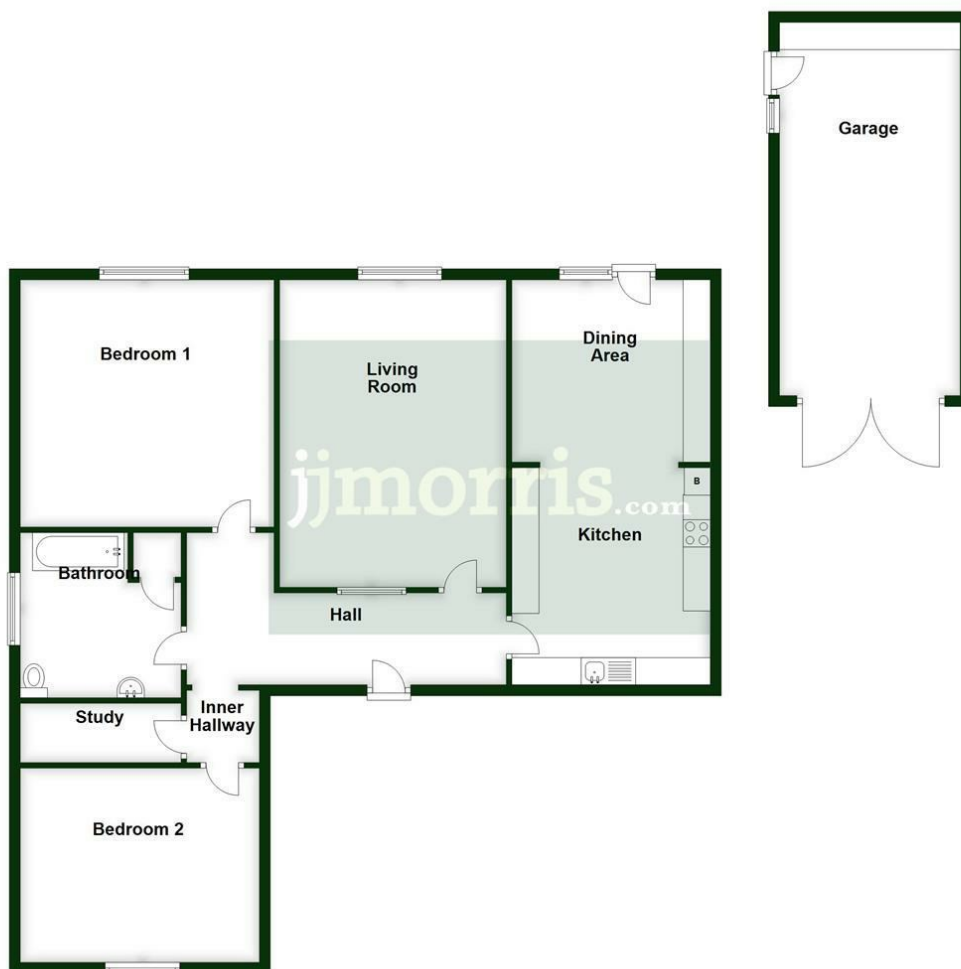
Double doors to the front, uPVC window and door to the side, utility area, light and power, roof void storage.

### Rear Garden



# Floor Plan

## Ground Floor

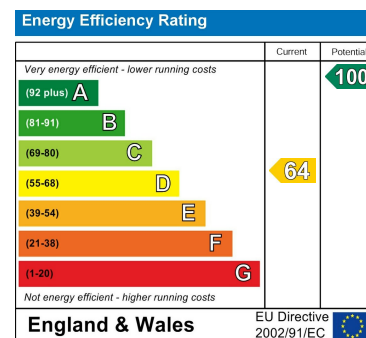


Scale 1:100  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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