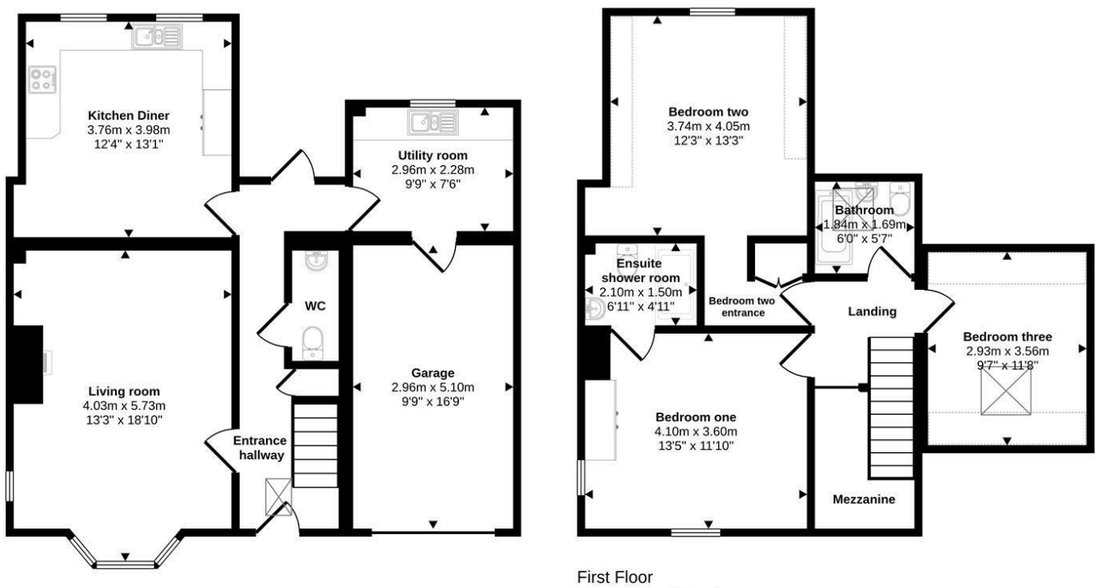
Approx Gross Internal Area
133 sq m / 1429 sq ft



Ground Floor
Approx 75 sq m / 808 sq ft

First Floor
Approx 58 sq m / 621 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Pembrokeshire County Council

ref: LW/AMS/09/26/OK
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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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

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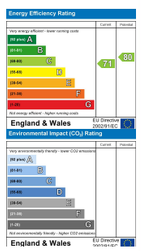






Ty Gwyn Cilgerran, Cilgerran, Pembrokeshire, SA43 2SN

- Detached House
- Well Presented
- Countryside Views To Rear
- Off Road Parking
- Oil Central Heating
- Three Double Bedrooms
- Village Location
- Kitchen & Separate Utility Room
- Enclosed Rear Garden
- EPC Rating: C



Offers Over £365,000

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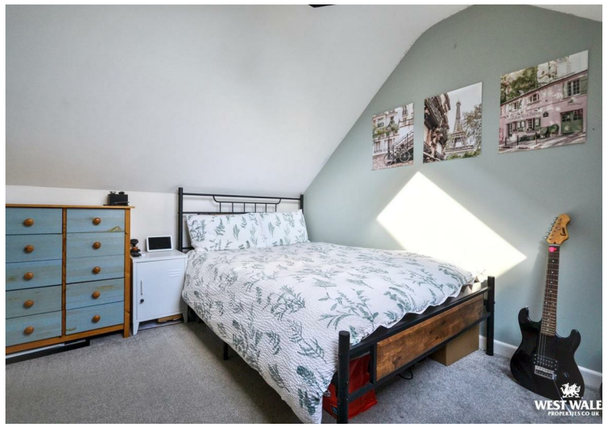






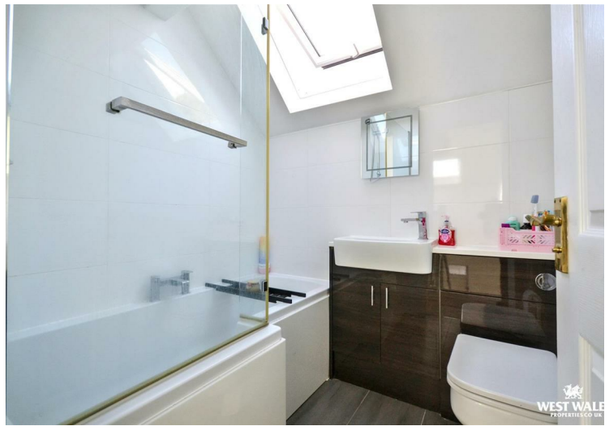












A beautifully presented detached modern home situated in the village of Cilgerran. We are advised that the property was built in 2003 and provides three double bedrooms, two bath/shower rooms, an integral garage and ample off-road parking. The property is conveniently positioned within walking distance of the local school and village shop, while the nearby wildlife park and surrounding countryside provide a wonderful selection of nature walks.

The property is entered via a welcoming entrance hallway, featuring a vaulted ceiling which creates a bright and airy first impression. The hallway benefits from useful under-stairs storage, a ground floor WC and a glazed door providing access to the rear garden.

A door to the left of the entrance leads into the living room, which enjoys plenty of natural light from the bay window overlooking the front. The room features a recessed fireplace with brick surround, and a log-burning stove, along with built-in alcove shelving. There is also ample space for a home-working area, making this a versatile and comfortable room for modern family life.

The kitchen is fitted with a range of matching wall and base units, offering good storage and workspace, with space for a dining table. There are integrated appliances, including a dishwasher, fridge, freezer, electric oven and an induction hob. Two windows overlook the rear garden and provide lovely views across the surrounding countryside. There is also a separate utility room, which is fitted with matching wall and base units and benefits from plumbing for both a washing machine and tumble dryer. From here an integral door leads to the garage.

The staircase rises to the first floor, where there are three double bedrooms. The principal bedroom enjoys a dual aspect, allowing plenty of natural light, and benefits from a modern en-suite shower room. The remaining two bedrooms are served by the family bathroom, which comprises a wash basin, WC and bath with shower over.

Externally, the property is approached via gated access onto a driveway, providing ample off-road parking for several vehicles, together with access to the attached garage. The garage benefits from power and lighting and can also be accessed internally via a door from the utility room. The enclosed rear garden can be accessed from the side of the property or directly from the hallway via a glazed door. The garden is laid predominantly to lawn and also features a patio area, offering a great area to sit and enjoy the garden. A wooden garden shed provides useful additional storage.

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 is cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. 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 college, major super markets and superstores, banks, several public houses, 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.

DIRECTIONS

Head out of Cardigan along the A478 until you reach the village of Penybryn. Turn left on to Cilgerran Road and proceed into the village staying on this road and go through the village, passed the garage and continue along the road until you see the village hall on your left and then you will find the property next door. What three words - ///decorate.gratitude.processor



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