

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Band to be confirmed
Private drainage

MPO/MPO/OK/06/22

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

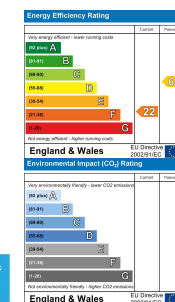


Ty Canol Mynachlogddu, Clynderwen, Pembrokeshire, SA66 7SD

- Semi Detached House
- Approximately 2 1/2 Acres
- In Need Of Moderisation
- Workshop
- Pleasant Location
- Two Double Bedrooms
- Charm And Character
- Deceptively Spacious
- No Forward Chain
- EPC Rating: F

Offers In Excess Of £250,000

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The Agent that goes the Extra Mile





Ty Canol is two bedroom semi-detached cottage positioned within approximately 2 1/2 acres benefitting from no forward chain, we have been informed that the property was built in 1887 and was partly built out of Preseli Bluestone from Carn Meini the same used for Stonehenge. We have been informed that the property has been owned by two families in the last 140 years, the building opposite Ty Canol was a cow brye. It has also been used as an artist studio but has the possibility of being converted into a workshop, stables or provide further accommodation. Although the property is in need of modernisation it also has the scope to be extended (subject to the necessary planning and building regulations). The accommodation briefly comprises: Entrance porch, lounge, utility area, kitchen/diner, bathroom and two double bedrooms.

TY Canol is situated in the semi rural location of Mynachlogddu, approximately 3 miles to the small town of Crymych providing amenities and approximately 20 minutes drive to the County town of Cardigan and Narberth. Early viewing is highly recommended to appreciate this amazing property that is positioned at the foot of the Preseli Hills.



Entrance Porch

Lounge

25'0" into recess x 12'10" (7.638 into recess x 3.918)

Utility Area

12'0" x 5'11" (3.679 x 1.825)

Kitchen/Diner

13'7" max x 13'6" max (4.161 max x 4.121 max)

Bathroom

9'2" x 6'5" (2.805 x 1.974)

FIRST FLOOR

Landing

Bedroom

11'4" approx x 10'3" max (3.465 approx x 3.140 max)

Bedroom

13'0" x 9'8" (3.966 x 2.963)



DIRECTIONS

From Narberth take the A478 towards Cardigan. Follow this road passing through the villages of Clynderwen, Llandissilio and Efailwen. Continue along and enter Glandy Cross (petrol station on the right), at the crossroads fork left and take the road signposted for Mynachlogddu. Follow this road to the end. At the T junction turn left. Continue along the lane crossing over two small bridges. The property can be found on the left hand side just after passing over the second bridge.

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