

GENERAL INFORMATION..

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.

TAX: Band 'D & A' Pembrokeshire County Council

DRAINAGE: We are advised by the owner that the property benefits from private drainage and private water.

AGENTS VIEWING NOTES...

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

FLOOR PLANS...

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.

HW/HW/03/2020/OK/03/2020

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

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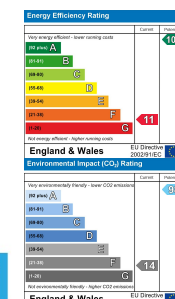


Cwm Broch Bridell, Cardigan, Pembrokeshire, SA43 3DQ

- 3/4 Bed Farmhouse
- Approx 5.62 Acres Land
- Useful Barn with Studio Space
- Pretty Rural Location
- Ample Parking Space
- 1 Bed Apartment over the Barn
- Paddocks & Gardens
- Income Potential
- River Boundary on Land
- Energy Rating: G

£350,000

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The Agent that goes the Extra Mile



An approx 5.62 acre smallholding situated in a beautiful rural setting offering privacy and seclusion whilst only being around 3.5 miles from Cardigan town. Together with a separate apartment ideal for extra living space or income potential. The pretty farmhouse retains many original features such as, exposed stone work, wooden beams, exposed flooring etc and comprises; porch, kitchen with fitted units and an oil fired Rayburn (which services the hot water and central heating) a door into the walk in pantry. Door leads into the spacious lounge/diner with door out to the front of the property and open stairs to the first floor. From the landing on the first floor doors lead to; 2 bedrooms (1 double) and a family bathroom. Steps lead up from the landing to the 3rd double bedroom with fitted wardrobes and a door from the 3rd bedroom leads into the 4th bedroom (which could potentially be converted into an en-suite).

The Apartment is approached via steps up into a spacious conservatory/porch area with a balcony down the far side. Double doors give access into the open plan living space with fitted kitchen area (in need of finishing off) and a step and door down into the bedroom with en-suite shower room.

Externally the property is accessed via a shared driveway leading through the yard of one property and branching off onto the private drive for this property. Offering ample turning space and parking space, the grounds open up with lawned areas to the side (which could be fenced off to make a paddock) and the track leads on to the main house and the barn (apartment over). The barn has a very useful studio space fitted with lighting and heating. A further storage area, open barn and a stall (useful stable). The front garden benefits from a stone barn with garden area to the front. The land carries on down below the property, into the valley with more paddocks and pasture. A stunning setting for those looking for a quite pace of life, not too far from amenities.

Bridell is a small village located approximately 3 miles south (on the A478) of the market town of Cardigan which provides a wide range of educational, recreational and shopping facilities which include schools, a college of further education, leisure centre, public houses and various shops, banks and building societies. Cardigan is situated at the mouth of the famous river Teifi and is within a couple of miles of the beautiful west Wales coastline which is renowned for its outstanding scenery and sandy beaches. The administrative town of Carmarthen (and the M4 link) is about a 45 minute drive away.



Porch 4'10" x 4'5" (1.48 x 1.37)	Lounge/Diner 13'4" x 21'5" (4.08m x 6.54m)	Bedroom 2 7'2" x 8'2" (2.20m x 2.50m)	Bedroom 4 (Accessed via Bed 3) 10'8" x 9'4" (3.27m x 2.85m)	Annex - Open Plan Living Space 20'9" x 17'2" (6.34 x 5.24)
Kitchen 11'10" x 18'4" max (3.62m x 5.60m max)	Landing 6'11" x 4'2" max (2.13 x 1.28 max)	Bathroom 5'11" x 12'0" max (1.82 x 3.68 max)	Annex - Open Plan Porch 20'3" x 9'7" (6.18 x 2.93)	Annex - Bedroom 9'10" x 11'8" (3.02 x 3.56)
Pantry 3'0" x 5'10" (0.92 x 1.79)	Bedroom 1 11'10" x 8'3" (3.62m x 2.53m)	Bedroom 3 13'2" x 11'8" (4.02m x 3.57m)	Annex - Balcony 2'9" x 31'10" (0.84 x 9.71)	Annex - Shower Room 9'8" x 5'1" max (2.95 x 1.56 max)



DIRECTIONS

Head out of Cardigan along the A478 towards Tenby. As you go through and out of Bridell turn right off the main road (heading for the Dyfed Riding Centre). Follow this road and carry on round the corner going left up the hill (passing the junction on the right where it branches off down a no through road for Dyfed Riding Centre). Take the first farm entrance on the left (which goes into a farm yard with art signs and art studio) and pass the white buildings on your right, follow the track through the yard and around to the right and carry on until you see where it branches in three different directions. You will see the name of this property "Cwm Broch" on the first gate on your left, (denoted by our For Sale Board). Follow this track down to the property (approx 1/2 mile) crossing a small stream, and into the yard of the property.

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