



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 'C' Pembrokeshire

ref: LG/LW/02/26/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.

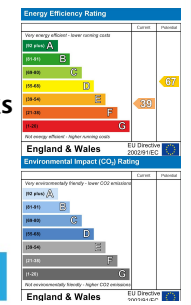
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



### Awelfa High Street, Cilgerran, Pembrokeshire, SA43 2SQ

- Semi-Detached Property
- Three Bedrooms
- Ideal Family Home
- Central Village Location
- Mains Gas Central Heating
- Open Plan Living Area
- South Facing Garden
- Loft Room suitable for Conversion (STPC)
- Walking Distance to Village Amenities & Walks
- EPC Rating: E



Offers In The Region Of £220,000

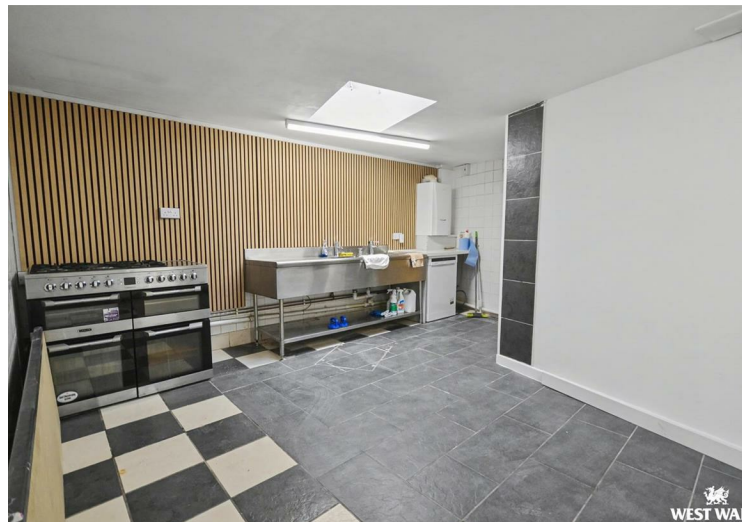
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**The Agent that goes the Extra Mile**





An exciting opportunity to purchase this charming semi-detached property, conveniently located in the centre of the village of Cilgerran. Featuring three bedrooms, an adaptable open-plan living area and an enclosed garden, this would make a wonderful family home or first time buy.

The accommodation briefly comprises an airy entrance hall leading into a bright and versatile, recently renovated open-plan living space. This impressive room measures approximately 7.39 metres in length and features a bay window to the front along with a useful understairs storage cupboard. From here, there is access to a ground floor W/C and practical utility area, featuring a skylight that fills the space with natural light.

To the rear of the property is a fitted kitchen set within the open-plan living/dining area, with sliding glazed doors opening onto a sunny, south-facing garden. A reclaimed pitch pine staircase provides access to the loft room above, which features a Velux window and offers potential for conversion into a bedroom, subject to the necessary consents (STPC). A staircase from the utility leads to the first floor at the front of the house where there are three bedrooms, two of which are doubles and a modern family bathroom with separate bath and shower.

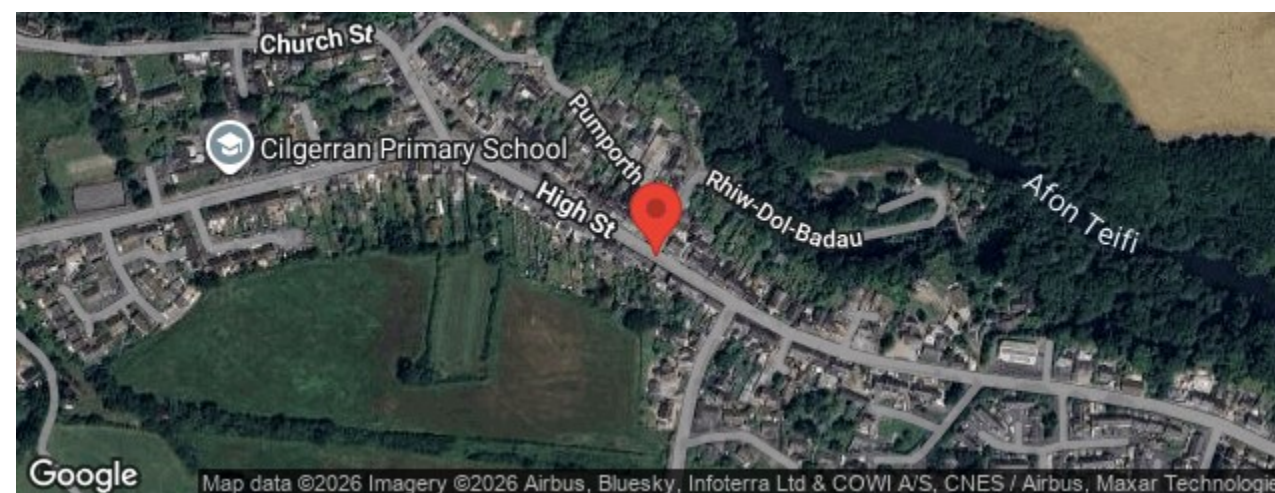
Externally, the rear garden is enclosed and accessed via patio doors at the back of the property. There are a couple of steps up to a seating area with useful outdoor storage shed, beyond this the garden is laid mainly to lawn.



In 2026 the Eisteddfod will be held in Llantood, just 3.5 miles from Cilgerran. 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 1100s. The Welsh Wildlife Centre is found just on the outskirts of the village with a cafe and walks around the Teifi Marshes. The village, with its many bus links, has a primary school, village shop, public houses, solicitors, garage and outdoor pursuits center 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 supermarkets 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 and Pembrokeshire Coastal Paths.

### 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 for approximately 1.1 miles, the property will be found on your right hand side, denoted by our for sale board. What three words - [///aliens.reserves.pump](http://aliens.reserves.pump)



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.