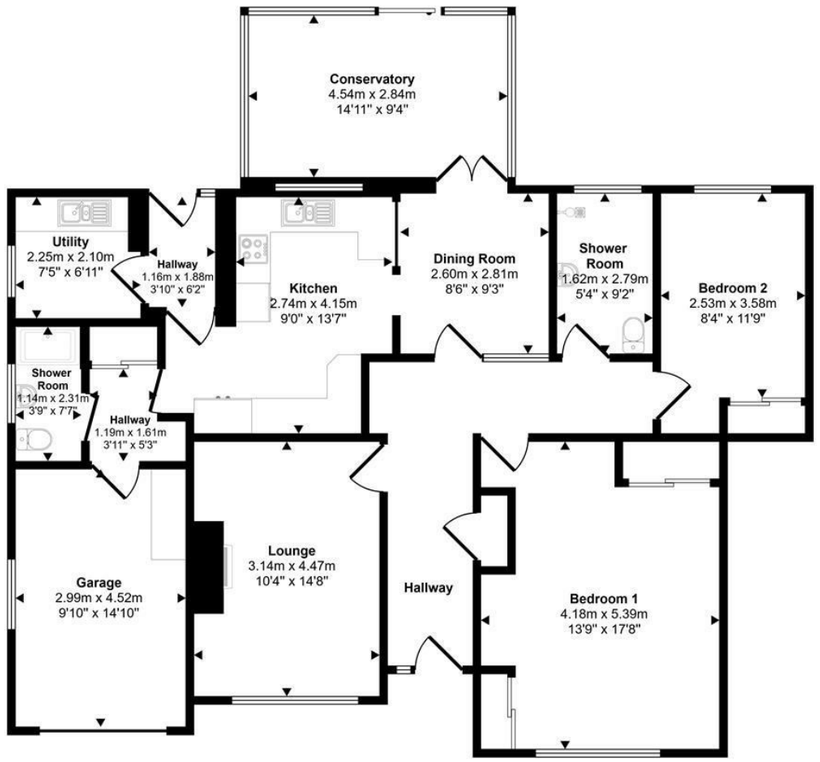
Approx Gross Internal Area
133 sq m / 1432 sq ft



Floorplan

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 'E' Ceredigion
DRAINAGE: We are advised that this property is served by private drainage

ref: LW/AMS/01/26/OK/AMS/01/26
FACEBOOK & TWITTER
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https://www.facebook.com/westwalesproperties/

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

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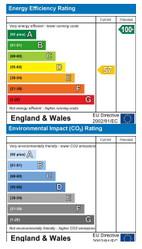
01239 615915
www.westwalesproperties.co.uk

Brynawelon Llangoedmor, Cardigan, Ceredigion, SA43 2LH

- Detached Bungalow
- Countryside Views To Rear
- Well Presented
- Ample Off Road Parking
- Oil Central Heating
- Two Bedrooms
- Open Plan Kitchen / Diner
- Conservatory with Views
- Rear Garden
- EPC Rating: D



Offers In The Region Of £300,000

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The Agent that goes the Extra Mile

A well-presented detached bungalow, conveniently situated approximately 2.5 miles from the popular market town of Cardigan and within 4.3 miles of the coast. The property enjoys attractive countryside views to the rear and offers comfortable, versatile accommodation, including two double bedrooms, oil-fired central heating, and ample off-road parking.

The accommodation briefly comprises a welcoming entrance hallway leading to a cosy living room featuring a fireplace and front-facing windows. An open-plan kitchen and dining area provides a practical and sociable space, fitted with matching wall and base units. From the kitchen, there is access to a rear porch, a useful utility room with fitted units, and a shower room, as well as a door leading to the integral garage.

From the dining area, double-glazed doors open into a delightful conservatory overlooking the rear garden and enjoying far-reaching countryside views. The conservatory also provides direct access to the garden. The accommodation is completed by a family shower room and two well-proportioned double bedrooms.

Externally, the property benefits from ample off-road parking to the front for several vehicles, together with access to the garage and carport. The front garden is designed for ease of maintenance with gravelled areas and a small lawn. The rear garden can be accessed from either side of the property, as well as via the conservatory and rear porch. It features a patio area, ideal for outdoor seating and enjoying the rural outlook, steps leading to a lawned area, and a useful wooden shed.

Llangoedmor is a village 2 miles east of Cardigan. Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, bank, several public houses, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

Head out of Cardigan along the A484, once you come off the roundabout follow the road for approximately 1.2 miles turning left at the crossroads sign posted Llangoedmor. Continue along the road passing Cardi Builders, and the bungalow will be the third property on your left hand side.
What three words -///wakes.guests.promotion

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