

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 'F' Ceredigion

ref: LW/AMS/07/24/OK/AMS

FACEBOOK & TWITTER

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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

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14 Cae Rwgan Aberbanc, Penrhiwllan, Llandysul, Ceredigion, SA44 5NQ

- Immaculately Presented
- Three Shower/Bathrooms
- Three Reception Rooms
- Ample Off Road Parking
- Air Source Heating & Solar Panels
- Four Bedrooms
- Modern Fitted Kitchen With Central Island
- Enclosed Rear Garden
- Approx. 3.8 Miles To Newcastle Emlyn
- EPC Rating: B

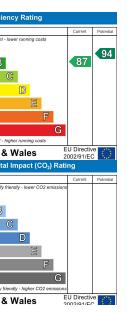
Price £425,000

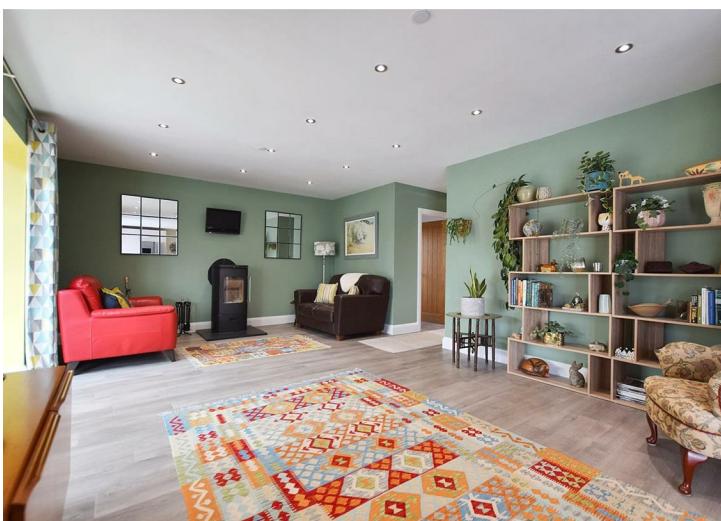
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The Agent that goes the Extra Mile





An immaculately presented modern family home situated in the village of Penhiwllan, which is approximately 3.7 miles to Llandysul and 3.8 miles to the market town of Newcastle Emlyn. This energy efficient property boasts many wonderful features, including owned solar panels, an open plan kitchen and dining room, ample off road parking, and an enclosed garden to the rear. This would make an ideal family home with the nearest school being approximately 3.5 miles away.

The modern accommodation briefly comprises, an entrance hallway with under stair storage, and a study. There is a living room with windows overlooking both the front and back of the property allowing natural light to flood through. The modern kitchen is fitted with matching wall and base units with a central island, both featuring granite worktops. There are built in appliances, including a NEFF induction hob, integrated oven and microwave/oven, and a integrated Hotpoint dishwasher. There is space for an American style fridge freezer and a handy larder storage unit to store all your essentials.

An opening leads to the family room where there is a 'Morso' wood burner, creating a cosy atmosphere. There is a dining area with a lantern roof and bifold doors into the rear garden, giving the ability to bring the outside in. This open plan space is great for socialising and entertaining guests. On the ground floor there is also a WC and a utility room with fitted units. The staircase leads to the first floor, where there is a landing, a family sized bathroom with freestanding bath and four double bedrooms, two of which benefit from en-suite shower rooms.

Externally, to the front of the property there is gated entrance onto the tarmac driveway offering ample off road parking for several vehicles as well as access to the garage. The garage is integral and benefits from power and lighting. The rear garden can be accessed via a gate to the side of the property or through the lounge, kitchen or dining room. The beautiful garden is laid mainly to lawn with a flower bed border, feature pond, and a useful summerhouse. Additionally, there is a patio area offering the perfect spot, to sit, relax and enjoy your surroundings!

Penhiwllan is situated approximately 3.7 miles from Llandysul, which is on the edge of the River Teifi and was once a large woolen industry. The River offers great fishing opportunities and the town offers all local amenities such as; Supermarket, primary and secondary schools, vets, public houses, places of worship, local shops and boutiques, and is home to the Llandysul Paddlers Canoe Club. The area boasts naturally beautiful countryside which perfect for exploring the many walks available in the area.



DIRECTIONS

From Cardigan continue to Newcastle Emlyn and take the A475 Lampeter road. When you reach Aberbanc proceed down the hill and around the sharp right bend. Turn right at the fork road, signposted towards Henllan. Continue along this road until you reach Cae Rwgan which will be sign posted on your left hand side. What three words - //less.unions.fillings

