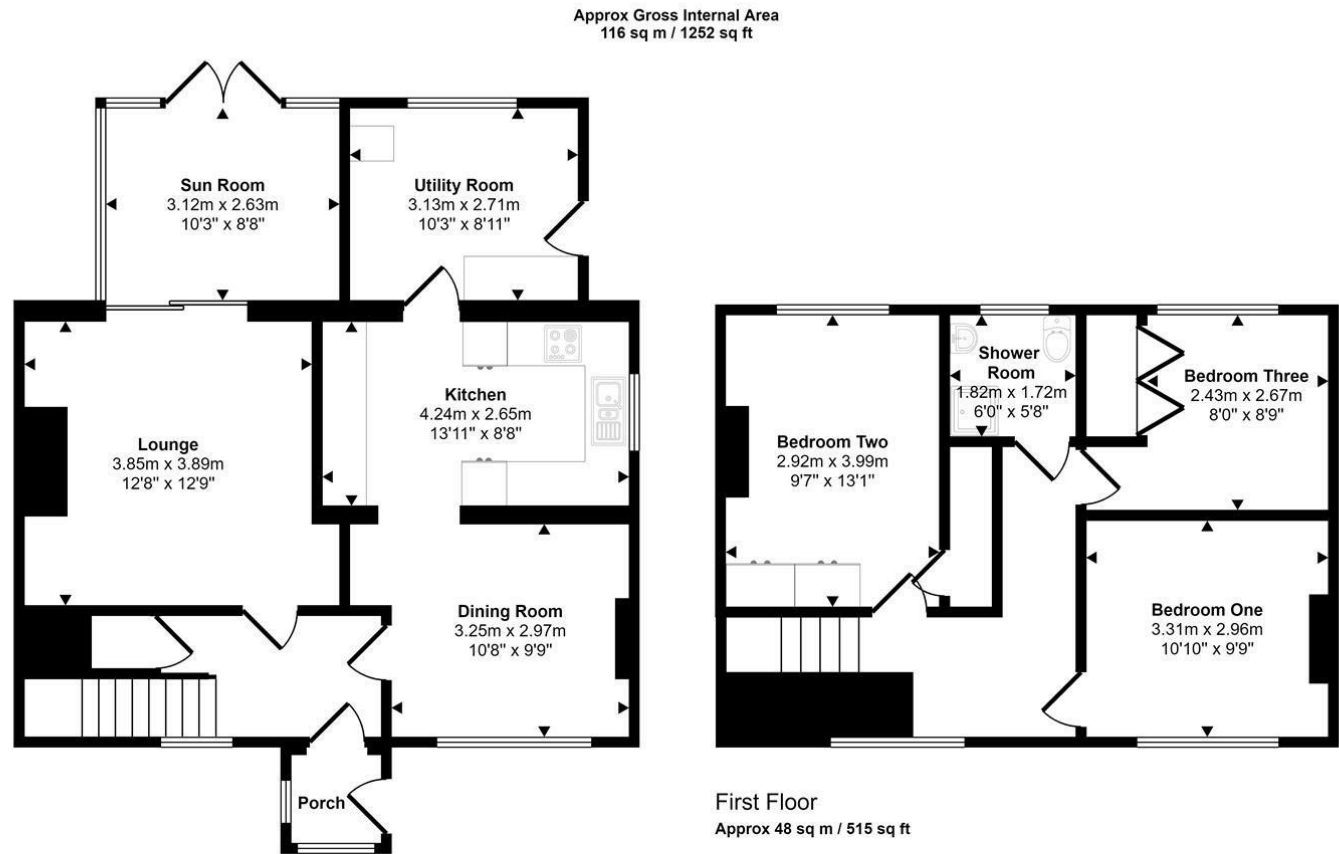




VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

COUNCIL TAX: Band 'C' Ceredigion

ref: LW/AMS/06/26/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.>

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**

41 High Street, Cardigan, Ceredigion, SA43 1JG

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01239 615915  
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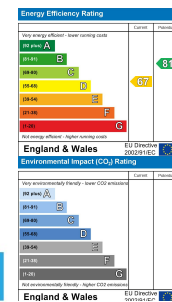


## 12 Heol Hawen, Pontgarreg, Llandysul, SA44 6AS

- Semi Detached House
- Three Double Bedrooms
- Off Road Parking
- Countryside Views
- Electric Heating
- Village Location
- Three Reception Rooms
- Approx 1.7 Miles To Llangrannog
- Beautiful Rear Garden
- EPC Rating: D

**Offers In The Region Of £245,000**

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**The Agent that goes the Extra Mile**





A well presented semi detached house situated in the rural village of Pontgarreg. Just two miles from the vibrant coastal village of Llangrannog, the property is perfectly placed to enjoy the best of Cardigan Bay, within easy reach of the coast. Boasting a wonderful garden to the rear, three double bedrooms, and off-road parking this property would make a great family home.

The accommodation briefly comprises, an entrance porch and hallway. A lounge with feature fireplace and patio doors leading to the sunroom overlooking the rear garden. There is a dining room with log burning stove an opening to the kitchen which has matching wall and base units as well as a separate utility area which again has fitted units. The staircase leads to the first floor where there is a shower room and three double bedrooms, one of which is currently utilised as a home office with built in wardrobes.

Externally: to the front of the property there is ample off-road parking for several vehicle. The rear garden can be accessed via the side of the property, or through the utility room and sun room. The garden is laid mainly to lawn with a variety of shrubs and flower beds as well as a feature pond. The garden includes two handy storage sheds and a decking area offering the perfect spot to sit and enjoy the garden and the countryside views.

The village benefits from being a short drive from popular Ceredigion beaches such as Penbryn, Llangrannog, Cwmtedu and New Quay, which offers beautiful coastal walks and village amenities such as shops and cafes. It is situated 10.3 miles south of beautiful town of Aberaeron which is famous for its elegant, brightly painted town houses and offers amenities including a supermarket, various shops, pharmacy, places of worship, primary and secondary school, cafes, restaurants, craft shops and more. 12.2 miles south is the market town of Cardigan which offers amenities such as supermarkets, a primary and secondary schools, local shops, cafes, petrol filling station and more!



## DIRECTIONS

From our Cardigan office head towards Llangrannog on the A487 for 11 miles, go through the village of Pentregat and turn left onto the B4321, continue along the road for approximately two miles, and take the second left into Heol y Garreg before finding the property on your right hand side. What 3 Words Reference - ///ethic.soup.muddy



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

