



GENERAL INFORMATION

VIEWING: By appointment only.

TENURE: We are advised freehold.

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

TAX BAND: C Ceredigion County Council.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

Any floor plans provided are included as a service to our customers and are intended as a **GUIDE TO LAYOUT** only. Dimensions are approximate. **NOT TO SCALE**.

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
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



Pen Castell Llangrannog, Llandysul, Ceredigion, SA44 6SH

- Semi Detached House
- Bathroom & WC
- Popular Coastal Location
- Off Road Parking
- Electric Central Heating
- Two Double Bedrooms
- Kitchen & Lounge with Log Burner
- Terraced Garden To Rear
- Walking Distance To Llangrannog Beach
- EPC Rating: E

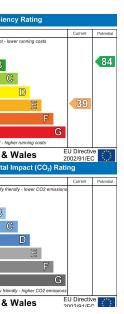
Offers Over £250,000

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The Agent that goes the Extra Mile





Entrance Hallway

20'03 x 14'08 (6.17m x 4.47m)

Bedroom One

9'00 x 11'01 (2.74m x 3.38m)

Bedroom Two

10'08 x 6'08 (3.25m x 2.03m)

Bathroom

5'06 x 5'03 (1.68m x 1.60m)

Ground Floor Landing

6'05 x 7'10 (1.96m x 2.39m)

Kitchen

16'04 x 16'01 (4.98m x 4.90m)

WC / Utility Room

6'01 x 10'03 (1.85m x 3.12m)

Lounge

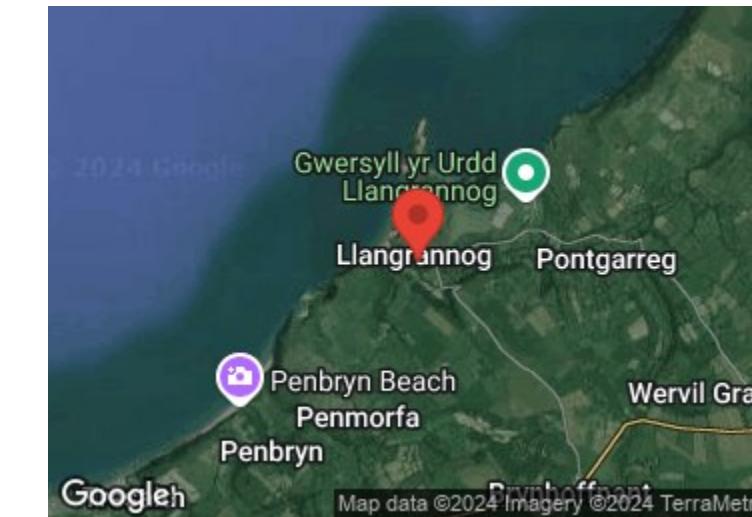
11'06 x 24'07 (max) (3.51m x 7.49m (max))

Storage Shed

5'00 x 6'02 (1.52m x 1.88m)

DIRECTIONS

From our Cardigan office continue through the high street, turn left at the traffic lights and continue along the A487 until you reach the londis shop in Brynhoffnant, turn left onto the B4334 continue along the road until you reach Llangrannog, and turn left, keep left and the property is situated on your left hand side.



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