



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

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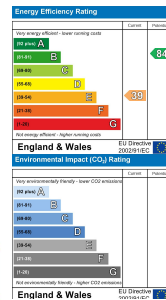


Pen Castell Llangrannog, Llandysul, Ceredigion, SA44 6SH

- 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



A well presented semi detached property situated in the popular coastal village of Llangrannog, just walking distance to the beach. This property would make an ideal family home or holiday let. The property is nicely furnished which is available under separate negotiation. The property benefits from off road parking for one vehicle, gardens to the rear and electric heating.

Briefly comprises; an entrance hallway, two double bedrooms and a family sized bathroom. On the ground floor; a spacious lounge with log burning stove, kitchen with matching wall and base units along with views over looking the countryside, and a WC/utility room.

Externally; the property has off road parking to the front for one vehicle. To the rear south facing garden is tiered and includes two patio seating areas with a storage shed and a lawned garden, offering the perfect spot to sit relax and enjoy the views overlooking the countryside.

Llangrannog is a very popular seaside village nestled in the beautiful valley of the River Hawen, just over 11 miles north of Cardigan and 6 miles south of New Quay, in the county of Ceredigion, West Wales. Established around the church back in the 6th Century, which was dedicated to St Crannog, the village grew to become a thriving port in the 1800s. Now it is hugely popular with families, surfers, tourists alike. Llangrannog boasts two pubs, two cafes and a village shop. Heading north out of the village you'll find the welsh summer camp "The Urdd" where children from all over wales come to stay to experience the well-equipped leisure and educational facility. The facilities also open to the public and include a dry ski slope, indoor climbing wall and leisure centre.



Entrance Hallway

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

WC / Utility Room

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

Bedroom One

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

Lounge

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

Bedroom Two

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

Storage Shed

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

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)



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 Brynhofnant, 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.