Approx Gross Internal Area
109 sq m / 1169 sq ft

Ground Floor
**Approx 54 sq m / 584 sq ft**




First Floor
**Approx 54 sq m / 585 sq ft**

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' Carmarthenshire

ref: NME/AMS/11/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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*

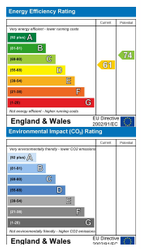
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915



01239 615915
www.westwalesproperties.co.uk

## Swn Yr Afon Teifi Cenarth, Newcastle Emlyn, Carmarthenshire, SA38 9JL

- Detached Property
- Kitchen & Utility Room
- Walking Distance To Cenarth Falls
- Approx. 3.1 Miles To Newcastle Emlyn
- Gas Central Heating
- Three Bedrooms
- Patio Garden to Front & Rear
- Popular Village Location
- Off Road Parking
- EPC Rating: D

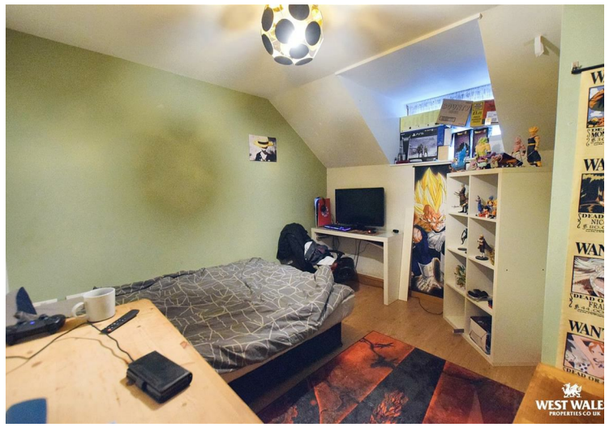



## Offers In Excess Of £335,000

*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

***The Agent that goes the Extra Mile***



A well presented detached property built in 2007, benefiting from three double bedrooms, a patio garden to the front and rear, and off road parking. Approximately 3.1 miles to Newcastle Emlyn, 8.6 miles to the popular market town of Cardigan and within easy reach of the beautiful Cenarth falls. This would make an ideal family home.

The accommodation briefly comprises, an entrance hallway with a door to the left into the kitchen where there are matching fitted wall and base units. From here a door leads to the useful utility area, with fitted cupboards, and a sink basin, there is also as a ground floor shower room and access out to the side of the property. The living room benefits from dual aspect windows, a feature fireplace, storage room and patio doors out to the rear of the property. The staircase leads to the first floor, where there is a landing, a family bathroom and three double bedrooms, one of which being the master with an ensuite shower room.

Externally, to the front there is a porch canopy with an outdoor light. There is a patio area, enclosed with a feature stone wall to the front. The rear can be accessed via either side, where there is a patio area, from here steps lead to the raised decking and lawn. Beyond the decking the owner has advised us that there will be parking available.

Bordering Ceredigion and Carmarthenshire, the village of Cenarth is famous for its cascading Cenarth Falls, its salmon fishing and coracle boats! A beautiful spot left relatively unspoilt over the years, it's popular with tourists and locals. The village has plenty on offer with beautiful walks available along the River Teifi, tea shop, cafe, public houses, garage with a large convenience store, primary school and holiday parks. Cenarth is within easy reach of popular towns such as Cardigan and Newcastle Emlyn and Llechryd village.

## DIRECTIONS

From Cardigan, take the A484 towards Newcastle Emlyn. When you reach the village of Cenarth, go over the bridge, and continue left the property will be on your right hand side, next door to the white heart pub. What three words - ///lecturers.morphing.mysteries

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