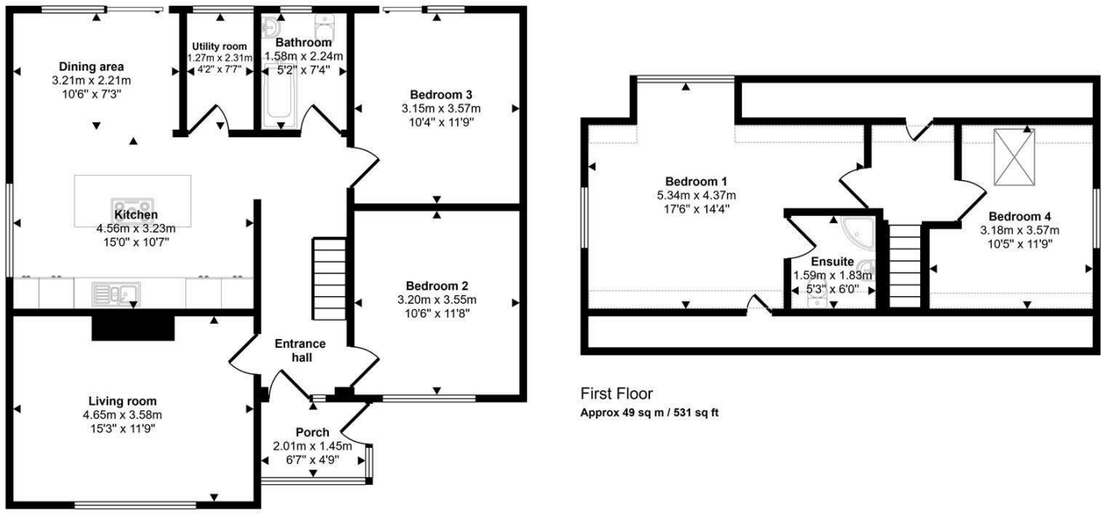
Approx Gross Internal Area
133 sq m / 1431 sq ft



Ground Floor
Approx 84 sq m / 900 sq ft

First Floor
Approx 49 sq m / 531 sq ft

Denotes head height below 1.5m

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' Pembrokeshire

ref: LW/AMS/09/25/OK

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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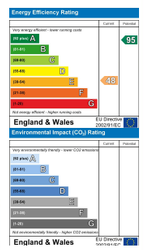
www.westwalesproperties.co.uk

Dymani Cilgerran Road, Penybryn, Pembrokeshire, SA43 2RX

- Detached Dormer Bungalow
- Beautifully Presented
- Four Double Bedrooms
- Garden To The Rear
- Oil Central Heating
- Recently Renovated
- Wonderful Countryside Views
- Modern Open Plan Kitchen/Diner
- Off Road Parking & Garage
- EPC Rating: E



Price £425,000

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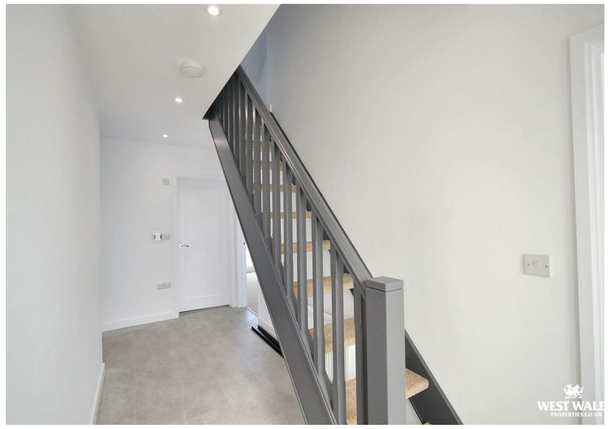
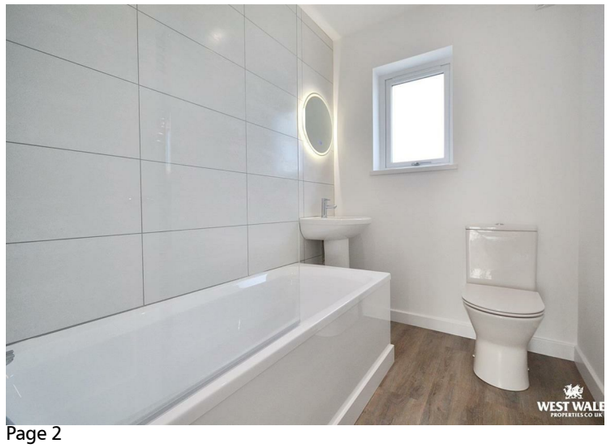
The Agent that goes the Extra Mile





A beautifully renovated detached dormer bungalow enjoying wonderful countryside views towards Cardigan town. Recently updated by the current owners, the property is immaculately presented and ready to move straight into. The accommodation includes four double bedrooms, a stylish fitted kitchen, with a versatile layout that will appeal to families and those seeking extra space. Outside, the home benefits from off-road parking and a garage, while the rear aspect takes full advantage of the stunning open views.

The accommodation briefly comprises an entrance porch opening into a welcoming hallway. To the left is a living room with a front-facing window. At the heart of the home is an open-plan kitchen and dining area, fitted with modern units and a central island. The kitchen is well equipped with a built-in full-size fridge and freezer, electric oven and hob, and has patio doors leading out to a raised decking area - the perfect spot to take in the wonderful countryside views. From the kitchen, a useful utility room provides additional space.

Also on the ground floor is a family bathroom, fitted with a WC, basin, and bath with shower over. A staircase rises to the first floor where a landing gives access to two double bedrooms, one of which benefits from an en-suite shower room.

Externally, to the front of the property there is lawned area and a driveway providing off-road parking along with an attached garage. Side access leads to the rear garden, which features a raised decking area and a lawn, providing the perfect balance of low-maintenance space and potential to personalise. The decking makes an ideal spot to sit back, relax, and enjoy the wonderful surroundings and countryside views.

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with is cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major super markets and superstores, banks, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

From Cardigan take the Tenby Road until you reach Penybryn. Take the left turning toward Cilgerran opposite the Penybryn arms. Continue along this road for a short distance and the property will be located on your left hand side, denoted by our for sale board. What three words - ///exposes.homework.aimlessly

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