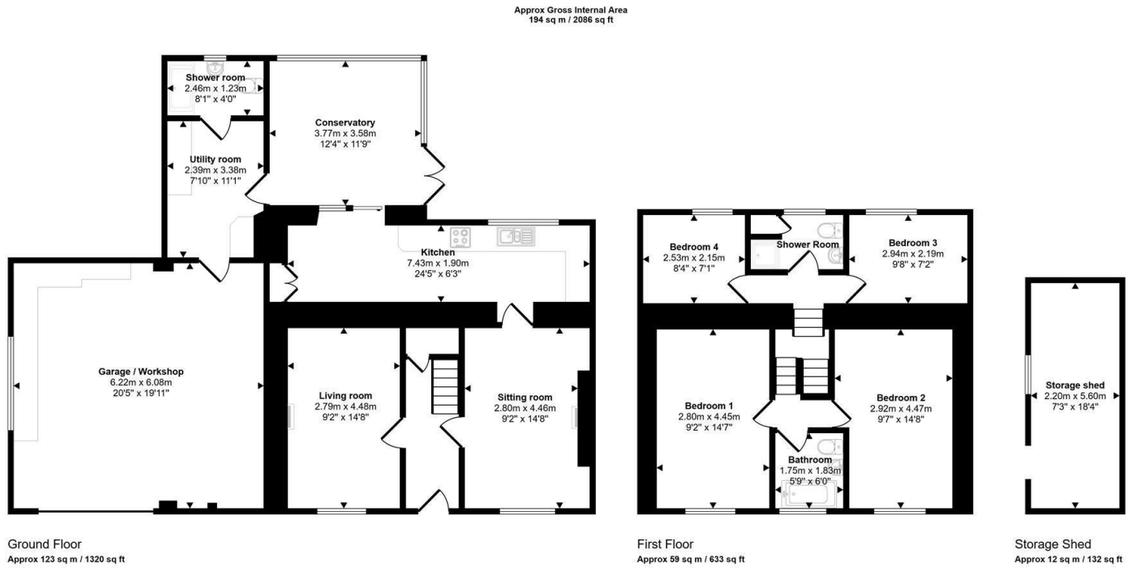


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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
DRAINAGE: We are advised that this property is served by private drainage

We would respectfully ask you to call our office before you view this property internally or externally

ref:LW/AMS/03/26/OK/AMS
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

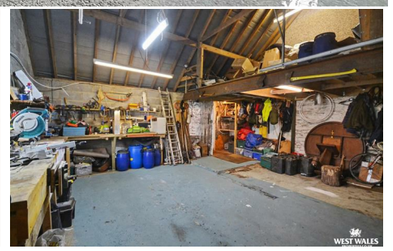
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

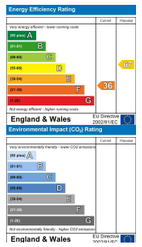
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk



Penfeidr Crymych, SA41 3QX

- Detached House
- Character & Charm
- Three Reception Rooms
- Double Garage
- LPG Gas Central Heating & Log Burners
- Well Presented
- Four Bedrooms
- Kitchen & Utility
- Rear Garden & Off Road Parking
- EPC Rating: F

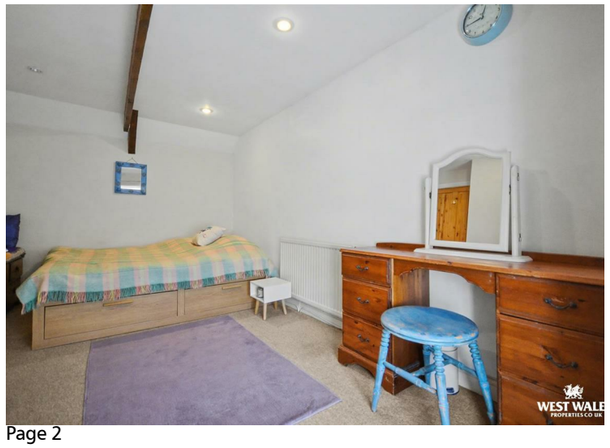


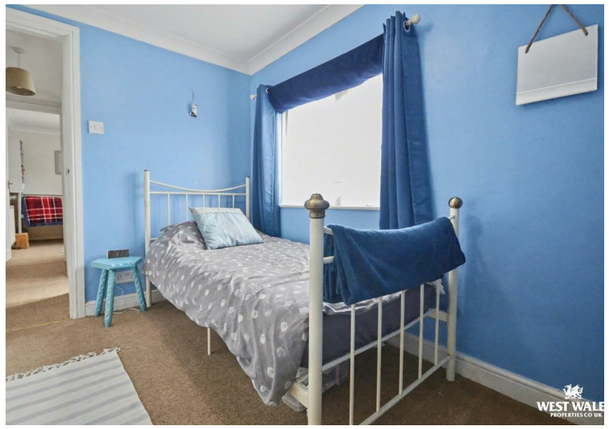
Price £300,000

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 detached family home located on the outskirts of Crymych, just off the main road in the hamlet of Rhydwen, within easy reach of the village and its amenities. The property is approximately 8 miles from the popular market town of Cardigan, and offers four double bedrooms, three bath/shower rooms, and benefits from a generous double garage/workshop.

The accommodation briefly comprises an entrance hallway with doors to either side. To the left is a living room featuring a wood-burning stove, while to the right is a further sitting room, also with a wood-burning stove, creating a warm and inviting atmosphere. From here, a door leads through to the kitchen and dining room, which is fitted with matching wall and base units and benefits from a window overlooking the rear garden.

Off the dining area is a conservatory, allowing natural light to flood the space and providing access to the rear garden. There is also a very useful utility area and a ground-floor shower room. From the utility room, an internal door leads directly into the double garage.

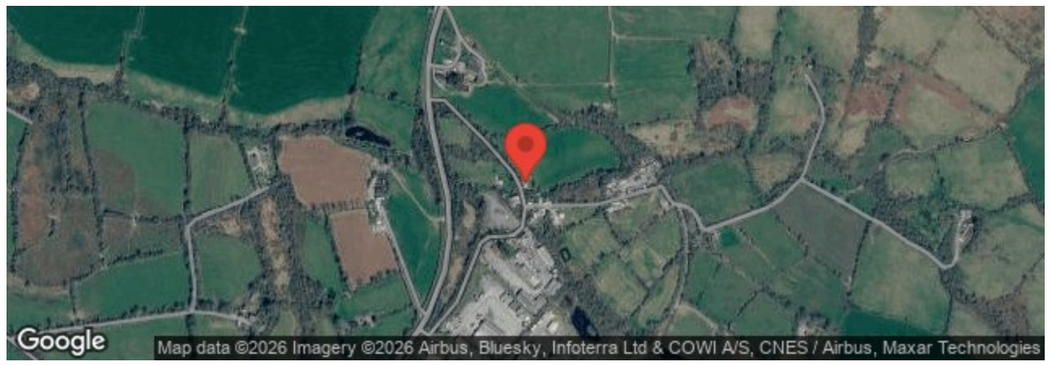
On the first floor, a split landing provides access to the accommodation. To one side, there are two bedrooms and a shower room, all enjoying views over the rear garden. To the other side, you'll find two further double bedrooms with wooden beams on the ceiling, adding character. There is another family bathroom, with views overlooking the front of the property.

The rear garden can be accessed from either side of the property and offers a delightful outdoor space. It is mainly laid to lawn, complemented by a variety of mature shrubs and plants. A pleasant seating area provides the perfect spot to relax and enjoy the sound of the stream. The garden also benefits from a useful brick-built shed and a greenhouse. In addition, there is ample off-road parking accessed via a wooden gate, along with a practical bin and wood store.

The village of Crymych is situated to the east of the Preseli Mountains and sits astride the A478, the road that connects Tenby with Cardigan. The village offers amenities such as a primary and secondary school, local family run shops, cafes, takeaways, pub, rugby club, petrol filling station, leisure centre, small supermarket and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains and is within the Pembrokeshire Coast National Park. The larger town of Cardigan is only 8.3 miles north, while Haverfordwest is approximately 20 miles southwest.

DIRECTIONS

Head out of Cardigan along the A478 heading for Tenby. After leaving Blaenffos head towards Crymych, and take the left turn sign posted Riverlea. Continue along this road for a short distance and the property will be located on your left hand side. What three words - ///exclusive.everyone.prosper



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