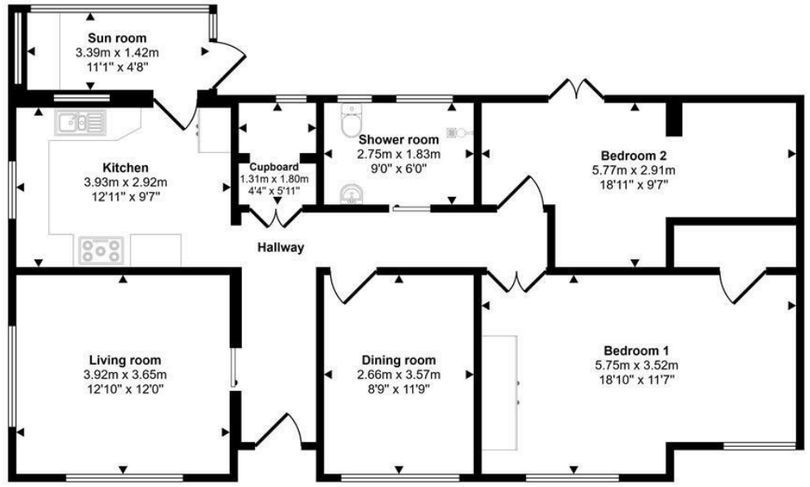
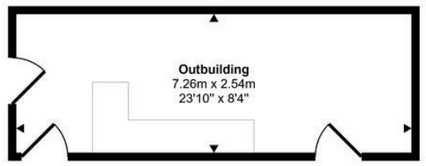
Approx Gross Internal Area
117 sq m / 1260 sq ft



Ground Floor
Approx 99 sq m / 1062 sq ft



Outbuilding
Approx 18 sq m / 198 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 'D' Ceredigion
DRAINAGE: We are advised that this property is served by private drainage

ref: LW/AMS/09/25/OK

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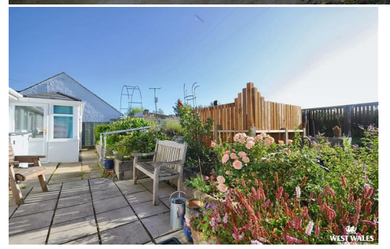
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

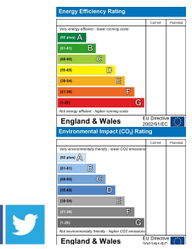
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk



Farnham Llwyncoed Road, Blaenannerch, Cardigan, Ceredigion, SA43 2AN

- Detached Bungalow
- Modern Kitchen
- Approx. 4 Miles To Aberporth Beach
- Useful Outbuilding
- Two/Three Bedrooms
- Sun Room Overlooking Garden
- Off Road Parking
- Garden To Front & Rear
- EPC Rating: TBC



Offers In The Region Of £265,000

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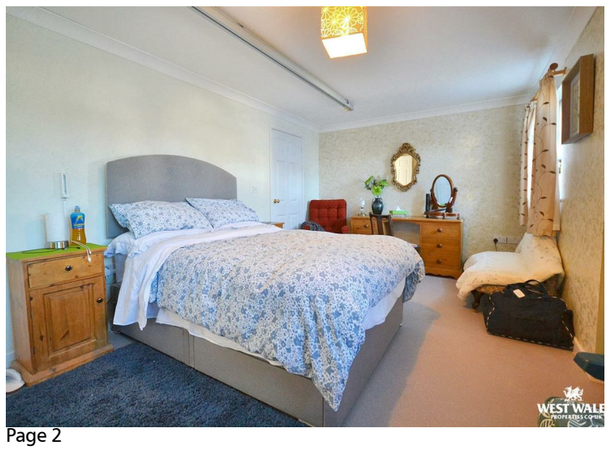
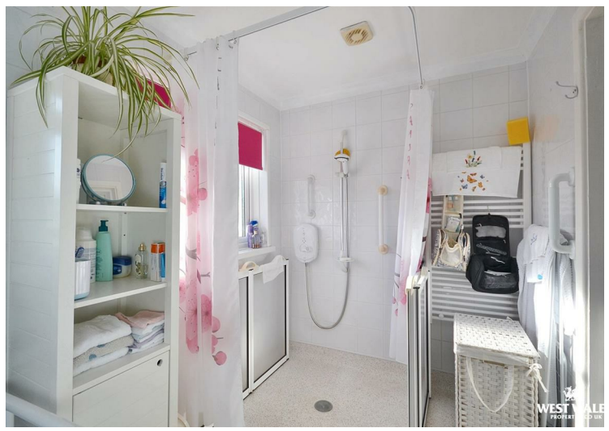
The Agent that goes the Extra Mile





Located in the village of Blaenannerch, approximately four miles from the coast, this well-presented detached bungalow offers comfortable living in a convenient location. The property features two double bedrooms, off-road parking, and gardens to the front and rear.

An entrance hallway welcomes you into the property, with a door to the left leading into the living room, which enjoys views over the front garden. The modern kitchen is fitted with matching wall and base units and leads through to a sunroom, which houses the washing machine and tumble dryer and provides access to the rear garden. Continuing along the hallway, you'll find a separate dining room and a convenient wet room. The bungalow offers two double bedrooms, one of which benefits from French doors opening directly onto the rear garden, allowing for plenty of natural light and a seamless indoor-outdoor flow.

Externally, the front of the property features a lawned garden bordered with a variety of mature shrubs, alongside off-road parking. Side access leads to the rear garden, where you'll find a patio seating area. A few steps lead up to a lawn, complemented by raised planters ideal for growing flowers or vegetables. Additionally, there is a useful outbuilding equipped with power and lighting, offering excellent storage space or potential for use as a workshop or hobby room.

The village of Blaenannerch is situated 5.1 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth. Main ameneties are found in Cardigan where the town boasts a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, 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

Head north out of Cardigan along the A487 into the village of Blaenannerch. Continue through the village and turn left onto Llwyncoed Road. Continue along the road for a short distance and the bungalow will be found on your right hand side, denoted by our for sale board. What three words - ///crispier.casually.pampering

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