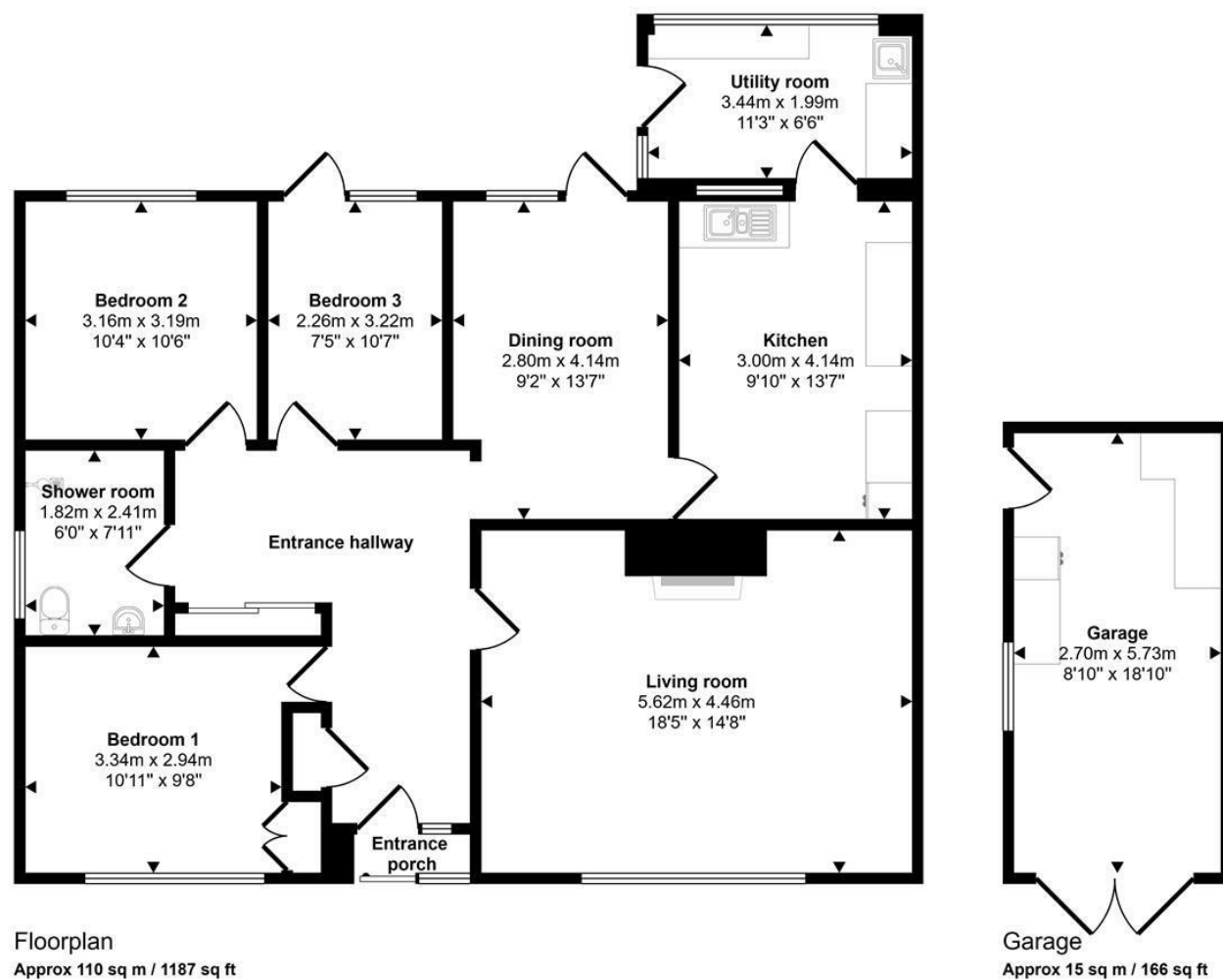


Approx Gross Internal Area  
126 sq m / 1353 sq ft



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' Pembrokeshire

ref: LW/AMS/05/26/OK/AMS/05/26

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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

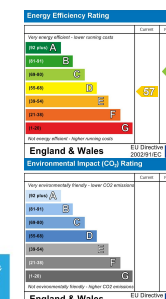


### Crofters Broyan Road, Penybryn, Cardigan, Pembrokeshire, SA43 3NL

- Detached Bungalow
- Village Location
- Garden To The Front & Rear
- Approx 2 Miles To Cardigan Town
- Oil Central Heating
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking & Garage
- Countryside Views
- EPC Rating: D

Offers In The Region Of £300,000

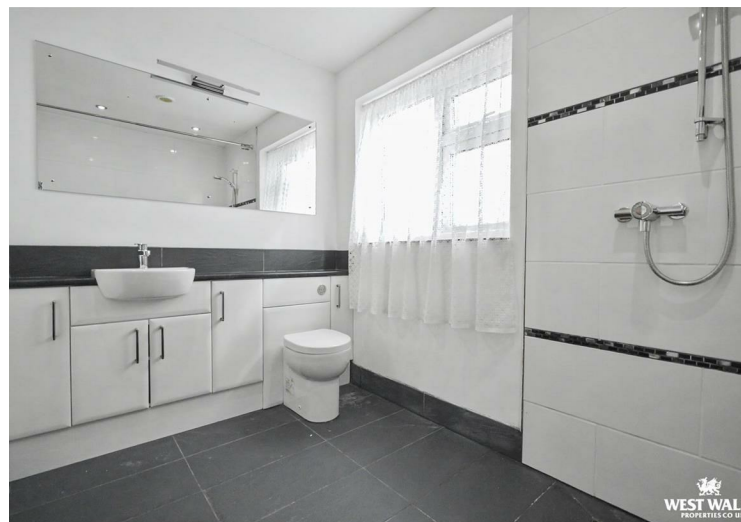
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**The Agent that goes the Extra Mile**

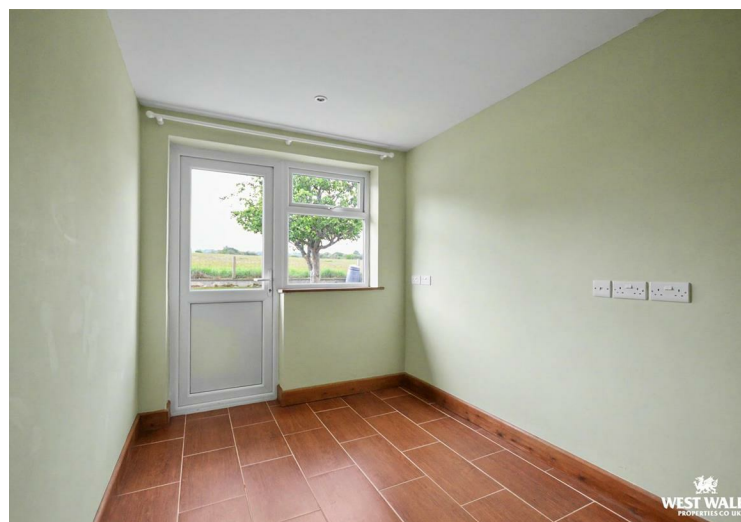




A well presented detached bungalow situated in the rural village of Penybryn, set back from the main road. Ideally located within easy reach of Cilgerran and its popular wildlife park, the property is also approximately two miles from the thriving market town of Cardigan. The bungalow enjoys attractive lawned gardens to both the front and rear, along with countryside views.

The property is entered via a sliding door leading into the entrance porch and welcoming hallway. The living room, measuring approximately 18'5" x 14'8", features a charming recessed stove fireplace with inglenook-style surround, creating a cosy focal point, while a window overlooks the front of the property and fills the room with natural light. To the front of the bungalow there is a double bedroom, while to the rear are two further double bedrooms, both enjoying delightful countryside views. One of the rear bedrooms also benefits from a glazed door opening directly onto the rear garden, providing a lovely connection to the outdoor space.

The shower room is fitted with a WC, walk in shower, wash hand basin with built-in vanity storage, and a towel radiator. The separate dining room with patio doors to the rear garden flows through to the modern fitted kitchen. The kitchen is well appointed with matching wall and base units, sink unit, and integrated dishwasher and space to eat. In addition, the property benefits from a practical utility room housing the boiler, plumbing for a washing machine, and a further sink and direct access to the rear garden, offering excellent additional storage and workspace.



Externally, the property benefits from a tarmacked driveway to the front, providing ample off-road parking for several vehicles, alongside an attractive lawned garden area. The rear garden can be accessed from a number of rooms within the bungalow, as well as via pathways to either side of the property. The south facing garden features a lovely patio seating area and well-maintained lawns, all enjoying wonderful open countryside views — the perfect space to sit and relax! The property also benefits from a detached garage with power and lighting, ideal for storage, a workshop, or additional utility space. There are external power sockets and a caravan/boat hookup point and an outside tap on the driveway and further external sockets by the patio.

The property is located in Penybryn just 1 mile to the village of Cilgerran which runs along the south bank of the Teifi River and is home to Cilgerran Castle. The Welsh Wildlife Centre is found just on the outskirts of the village offering walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and outdoor pursuits centre. The nearby town, Cardigan offers further amenities such as a Castle, a primary and secondary school, a further education college, major super markets, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches 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. Turn right by the Penybryn Arms and proceed down Broyan Road. After a short distance the property is situated on the left hand side, denoted by our for sale board. What three words - [///mainframe.pulse.chilled](http://mainframe.pulse.chilled)



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.