



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

GENERAL INFORMATION

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.

TAX: Band E Pembrokeshire

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

https://www.facebook.com/westwalesproperties/

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary. We would respectfully ask you to call our office before you view this property internally or externally

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

OK/AMS/LG/13/10/21

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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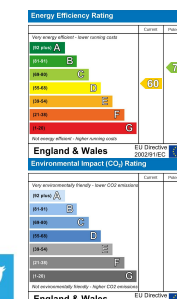


Ty Nant Cwmplysgog, Cilgerran, Pembrokeshire, SA43 2TD

- Detached House
- Four Bedrooms One With En Suite
- Integral Garage
- Rear Garden
- Oil Central Heating
- Character Features
- Village Location
- Stream Boundary
- Off Road Parking
- EPC Rating; D

Offers In Excess Of £325,000

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The Agent that goes the Extra Mile



****VIRTUAL VIEWING AVAILABLE****

Situated on the edge of the rural village of Cilgerran, approximately 4 miles to Cardigan town, this well-presented detached property would make an ideal family home. Full of character and charm the property benefits from ample off road parking, oil central heating, and an enclosed rear garden.

Briefly comprising; on the ground floor, an entrance hallway with under stair storage, lounge with door leading to the kitchen which has matching wall and base units, and patio doors out to the rear garden, wet room, utility room and former integral garage which is now used as a useful store room. On the first floor there are four double bedrooms, one being the master with en suite shower room, and a family bathroom.

Externally, the property is approached via a driveway which has ample off road parking for several cars. Accessed via either side of the property the enclosed rear garden is laid mainly to lawn, with a patio area and stream boundary, offering the perfect spot to sit and relax.

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 a cafe and walks around the Teifi Marshes. The village, with its many bus links, has a primary school, village shop, public houses, solicitors, garage and outdoor pursuits center Heritage Canoes. 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 further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure center, 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 and Pembrokeshire Coastal Paths.



Entrance Hallway

11'4 (max) x 18'3 (3.45m (max) x 5.56m)

Utility Room

11'9 x 4'9 (3.58m x 1.45m)

Bedroom One

17'8 x 11'10 (max) (5.38m x 3.61m (max))

Bedroom Three

13'9 x 9'05 (4.19m x 2.87m)

Lounge

18'4 x 13'9 (5.59m x 4.19m)

Store Room

11'7 x 11'2 (3.53m x 3.40m)

En Suite

5'03 x 9'6 (1.60m x 2.90m)

Bedroom Four

16'5 x 11'9 (5.00m x 3.58m)

Wet Room

9'9 x 7'06 (2.97m x 2.29m)

Kitchen

17'8 x 16'5 (5.38m x 5.00m)

Bedroom Two

8'9 x 13'9 (2.67m x 4.19m)

Bathroom

7'06 x 9'9 (2.29m x 2.97m)



DIRECTIONS

From our Cardigan office head towards the A484 until you reach the village of Cilgerran. Just as you approach the village, turn left sign posted Cilgerran Wildlife and then turn immediately right, follow the lane for a short distance, and the property will be on your right hand side.

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