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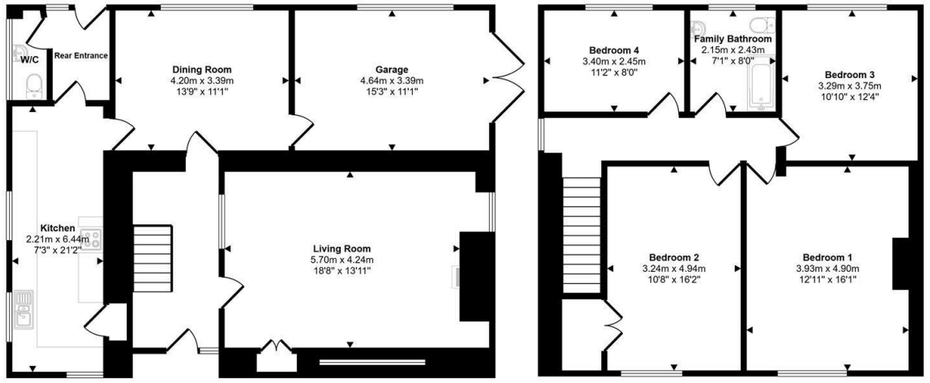
WEST WALES FINEST PROPERTIES

Approx Gross Internal Area
180 sq m / 1934 sq ft



Ground Floor
Approx 100 sq m / 1072 sq ft

First Floor
Approx 80 sq m / 861 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.

GENERAL INFORMATION
VIEWING: By appointment only.
TENURE: We are advised freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band F Ceredigion County Council
DRAINAGE: We are advised this property is served by private drainage.
AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

LW/LW/10/26/ok_lw

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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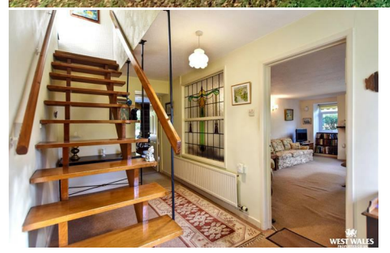
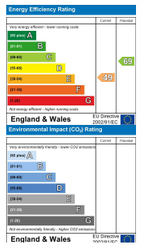






Ardwyn, Ponthirwaun, Cardigan, Ceredigion, SA43 2RJ

- Detached House
- Two Reception Rooms
- Pretty Stream Boundary
- Off-Road Parking & Integral Garage
- Oil Central Heating
- Four Bedrooms
- Set within approx. 0.6 Acre Mature Grounds
- Ideal Family Home
- Close to Cardigan, Newcastle Emlyn & Coastline
- EPC Rating: E



Offers In The Region Of £375,000

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Owned by the same family for almost 43 years, this delightful detached home sits within approximately 0.6 acres of mature, well-established grounds with a pretty stream boundary. Ideally positioned around 4 miles from Newcastle Emlyn, 6 miles from Cardigan town and 7 miles from the Cardigan Bay coastline, with schools and a range of amenities within easy reach. The original part of the house is of stone construction, dating back to around the 1800s, with a later conversion undertaken in the 1960s. Offering a substantial blank canvas for its next custodians to truly make their own, the property benefits from four bedrooms, two reception rooms, a galley kitchen and an integral garage, presenting an exciting opportunity to create a comfortable family home to enjoy for many years to come.

Approached via the front walkway, the entrance door opens into a welcoming hallway, with space for a sideboard and coat storage. From here, doors lead into the living room and through to the dining room at the rear of the house. An impressive inset stained-glass window is a standout feature, further enhancing the character of the property. To the right, the generously proportioned living room measures approx. 5.70m in length and is filled with natural light from a large picture window overlooking the front grounds. A feature fireplace with an electric fire provides a focal point to the room. The dining room and galley kitchen are positioned to the rear of the house, with the kitchen featuring matching fitted wall and base cupboards, an electric cooker and pleasant views across the side garden towards a beautiful magnolia tree. A separate entrance from the rear parking area leads into a useful porch and ground-floor W.C. An internal door from the dining room provides access to the integral garage, which benefits from a large window, electricity and lighting. This space offers potential for conversion into additional accommodation, if required, subject to the necessary planning consent.

Upstairs, the landing provides access to four well-proportioned bedrooms, three of which are comfortable doubles. The two largest bedrooms are particularly appealing, enjoying elevated views across the mature front gardens. Completing the first-floor accommodation is the family bathroom, fitted with a bath and shower over.

Externally, the house is set back from the road and approached via a minor council maintained no through road, with gated off-road parking for approximately two vehicles to the rear and concrete pathways leading around the front and side of the house.

Extending to approximately 0.6 acres, the beautifully landscaped and well-established grounds lie predominantly to the front and side of the property, enjoying southeast and southwest aspects and boasting a wonderful variety of mature trees and shrubs. A magnificent horse chestnut takes centre stage on the front lawn, complemented by a striking copper beech, magnolia, stag's horn, mature apple trees, yew and oak, amongst many others. The stone-faced side terrace provides several inviting seating areas from which to enjoy the gardens, while a pretty stream meanders along the lower side boundary, further enhancing this picturesque setting.

Viewing is highly recommended to fully appreciate the space, setting and potential on offer!



DIRECTIONS

From Cardigan take the A484 road towards Newcastle Emlyn for approximately 0.4 miles and then turn left towards Cwm Cou on the B4570. Continue along this road for 5.4 miles and you will enter the village of Ponthirwaun, continue for a short distance and you will see a dead end road to Capel Bethesda which leads to the right will lead you straight to the property which then will be located on your left hand side. What 3 Words = ///willpower.blanket.unveils

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