

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' Pembrokeshire County council

DRAINAGE: Please note we are advised that this property is served by private drainage.

AGENTS NOTE: Please note a Survey carried out in November 2023 indicated there were historical structural issues and the house is in need of renovation - please contact the office for further information. We have not seen or been provided with any planning consents or building regulations should they be necessary.

Ref: LW/LW/02/24/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.

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



## Y Gorlan Glanrhod, Cardigan, Pembrokeshire, SA43 3PA

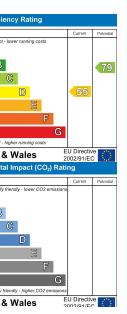
- **\*\*Chain Free\*\***
- **Two Double Bedrooms**
- **Semi - Rural Location**
- **Integrated Garage / Workshop**
- **Oil Central Heating**
- **Detached Bungalow**
- **Loft Room Ideal for Conversion (STP)**
- **Side Garden & Patio Area**
- **Close to Coast & Cardigan Town**
- **EPC Rating: D**

Offers In The Region Of £189,950

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Situated in the picturesque rural village of Glanrhed in North Pembrokeshire, just a short drive to Ceibwr Bay or Poppit Sands and the bustling market town of Cardigan with its many amenities, this two bedroom detached bungalow sits within a generous plot and benefits from two double bedrooms, off-road parking and an attached garage. \*Please note this property has had a recent survey indicating that it has suffered from historical subsidence and is in need of renovation. A copy of this survey is available for interested buyers.\*

Entering from the front door an entrance hallway leads to the two bedrooms and bathroom, the kitchen is found to the rear of the house accessed via the living room and has fitted base units, a sink with a window looking out over the countryside, and a door to the rear patio. There is also an internal door into the attached garage which has lighting and electrics, a window and space for a vehicle and a work bench. There is a spacious living area with a fire place and feature surround and a window overlooking the front garden. The bathroom is part tiled and there are two double bedrooms one of which has the stairs to the loft rooms above which are useful for storage or could be converted into another bedroom (Subject to Planning Consent).

Externally; the property is set back from the road and there is plenty of off-road parking in addition to the attached garage. There is access all of the way around the property with a patio to the rear overlooking the neighbouring field which has a stream running alongside the boundary. Another raised patio is found to the right of the house and a feature pond formed from local stone in the upper corner, there is a level lawned area which extends to a point, and has some fruit trees growing, the boundary lined with a thick hedgerow.



Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages, Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others, each providing access to the beautiful Ceredigion Coastal Path.



#### DIRECTIONS

From Cardigan, take the A487 heading towards Fishguard, after approx. 2.3miles you will come to a staggered junction, take the right turn to Nevern on the B4582 and proceed down this road for approx 2 miles until you reach the village of Glanrhed, the property will be situated on your right denoted by our For Sale Board. These 3 Words Reference - //sonic.bulletins.training