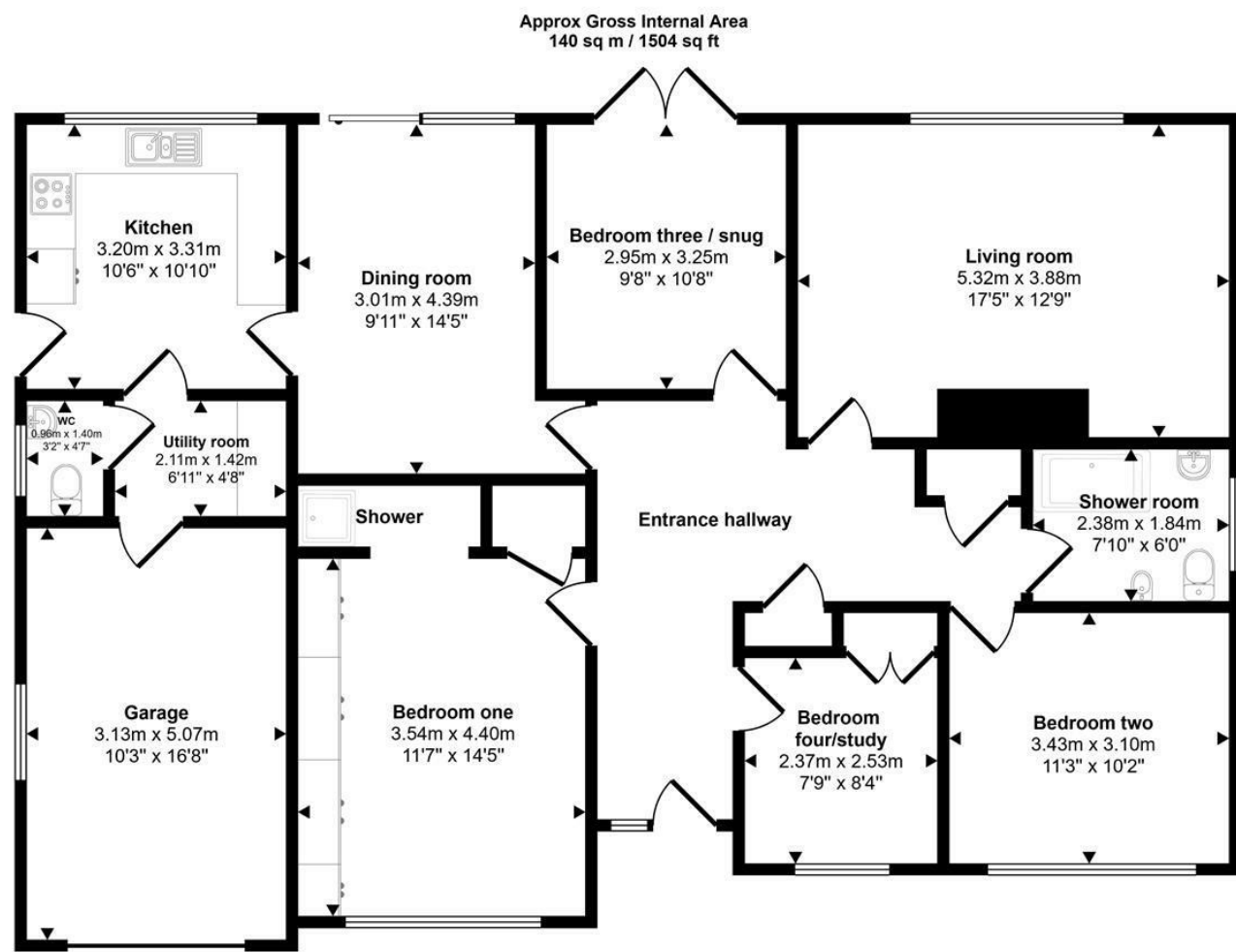




Floorplan

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' Ceredigion County Council

ref: LW/AMS/06/26/OK_LW

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

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

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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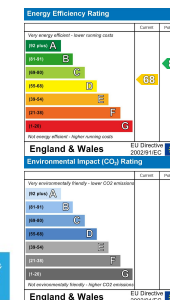


Castan, 4 Bryn Onnen St. Dogmaels Road, Cardigan, Ceredigion, SA43 3AY

- Detached Bungalow
- Views of the River Teifi
- Approx. 2.6 Miles to Poppit Sands
- Rear Garden & Patio
- Gas Central Heating
- Well Presented
- Within Easy Reach of Cardigan Town
- Four Bedrooms
- Off Road Parking
- EPC Rating: D

Offers In The Region Of £485,000

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The Agent that goes the Extra Mile



A wonderful opportunity to acquire this well-presented detached bungalow, location within an elevated position on the outskirts of Cardigan and enjoying attractive views over the River Teifi. Conveniently situated within walking distance of both the market town of Cardigan and the popular coastal village of St Dogmaels, the property offers versatile accommodation, a rear garden, ample off-road parking and an integral garage.

The property is entered via a welcoming entrance hallway, leading to a light-filled living room featuring a picture window framing views across the garden towards the River Teifi. A feature fireplace with electric fire creates an attractive focal point. Adjacent to the living room is a cosy snug with glazed doors opening onto the balcony, providing the perfect spot to enjoy the river views. This versatile room could alternatively be used as a third bedroom. There is also a separate study overlooking the front of the property, complete with built-in storage and offering potential for use as a fourth bedroom if required. The dining room benefits from patio doors opening directly onto the balcony, creating an ideal space for entertaining and again making the most of the outlook. Beyond lies the fitted kitchen, offering a range of matching wall and base units, with access to a useful utility area and separate WC. From here there is also access to the integral garage.

There are two further double bedrooms, including the principal bedroom which features quality fitted Sharps wardrobes installed by the current owners. An arched opening leads through to a stylish shower area. The accommodation is completed by a beautifully appointed shower room, fitted in 2023, comprising a walk-in shower, WC, wash hand basin with storage beneath, and a heated towel radiator.



Externally, the property is approached via a gated entrance leading to a tarmac and paved driveway, providing ample off-road parking for several vehicles and access to the integral garage. The front garden is bordered by a variety of mature trees, shrubs and flower beds, and also offers space for outdoor seating.

The rear garden can be accessed from either side of the property and has been designed with ease of maintenance in mind. A balcony, accessed from both the dining room and snug, provides a vantage point from which to enjoy the river views. Below is a seating area surrounded by established planting, while a further lower section of garden offers a useful summerhouse and excellent potential for landscaping or additional outdoor living space.

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, bank, several public houses, 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, proceed over the old stone bridge by the castle and turn right for St Dogmaels. Continue along the road, until you reach a right turning sign posted Bryn Onnen. Turn right, and then turn left follow the road to the end and the property will be found. What three words -
///indoor.foods.paintings



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