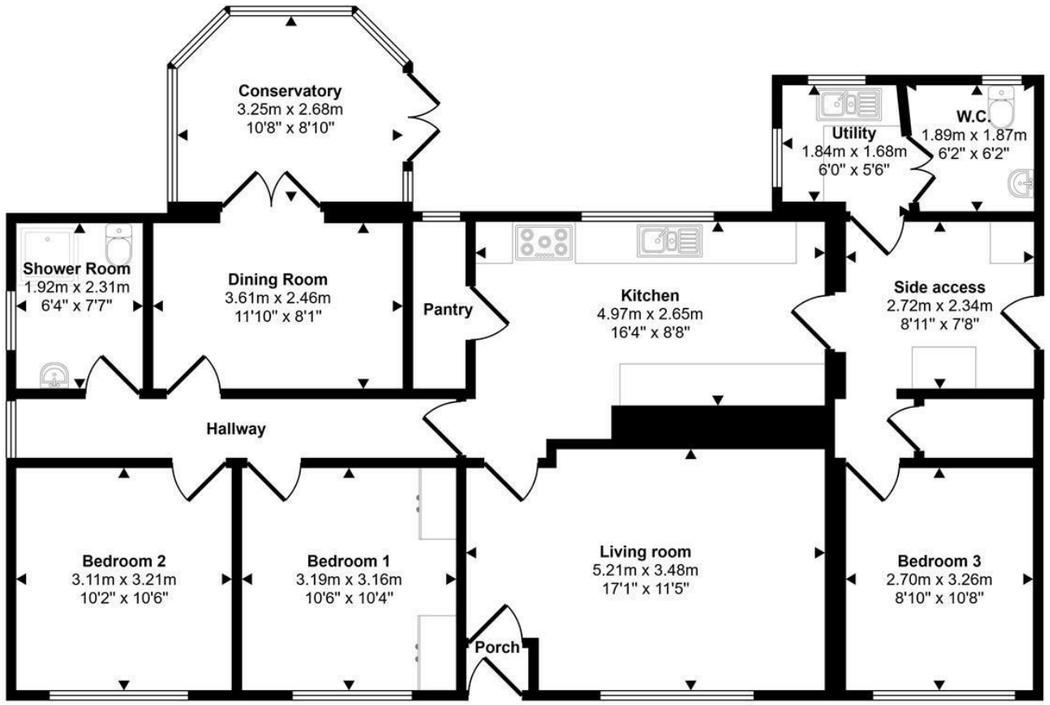
Approx Gross Internal Area
116 sq m / 1246 sq ft



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' Pemrokeshire

ref: AMS/LW/09/03/26/OK

FACEBOOK & TWITTER
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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
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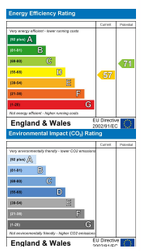
01239 615915
www.westwalesproperties.co.uk

Awel y Frenni Tegryn, Llanfyrnach, Pembrokeshire, SA35 0BD

- Detached Bungalow
- Three Reception Rooms
- Rural Location
- 9.9 Miles To Cardigan
- Oil Central Heating
- Three Bedrooms
- Two Shower Rooms
- Garden To Front & Rear
- Countryside Views
- EPC Rating: D



Offers In The Region Of £260,000

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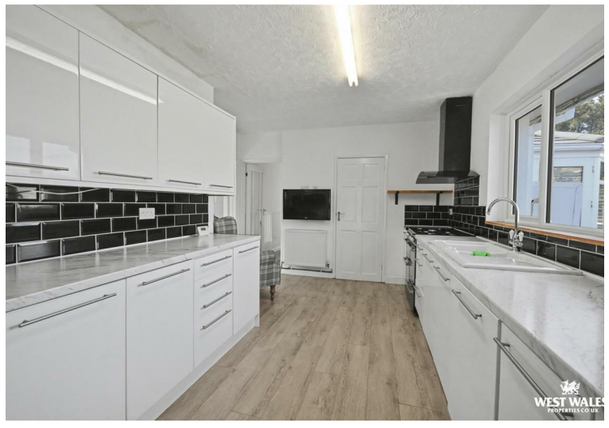
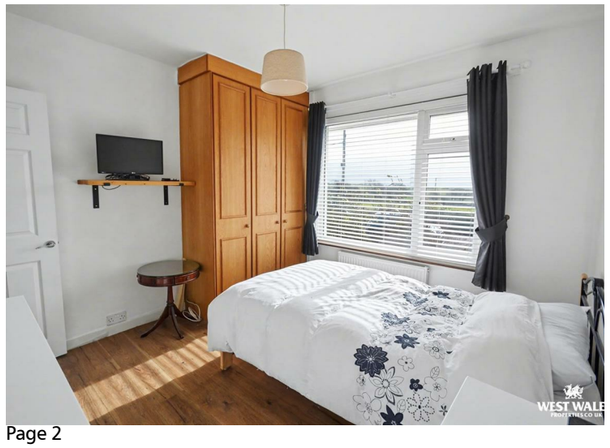
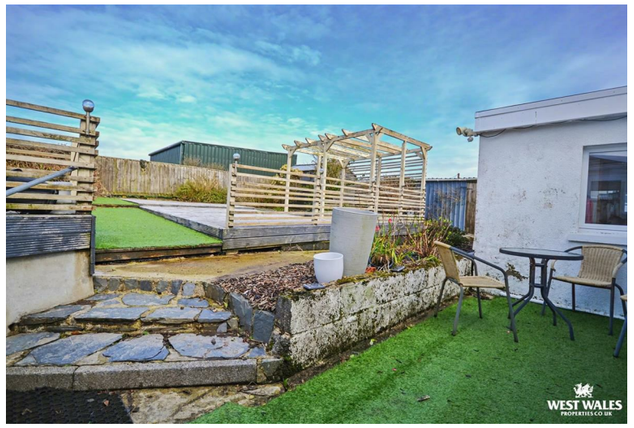
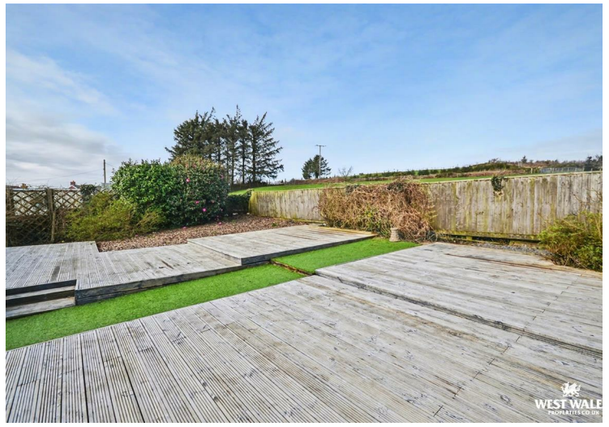
The Agent that goes the Extra Mile









Situated in the village of Tegryn in North Pembrokeshire, close to the Preseli Hills, this detached bungalow is within easy reach he property is close to the town of Crymych, which offers a range of local amenities, a primary school, and the recently voted second-best state secondary school in Wales (The Sunday Times, Parent Power Guide 2026). Larger towns such as Cardigan and Haverfordwest are also within easy reach, along with the stunning Pembrokeshire coastline. The property offers far reaching countryside views, three double bedrooms, and gardens to the front and rear.

The well-presented accommodation briefly comprises an entrance porch leading into a welcoming living area enjoying wonderful countryside views over neighbouring farmland. From here, a door provides access to the kitchen, which is fitted with a range of matching wall and base units and benefits from a built-in pantry cupboard, while a window overlooks the rear garden.

Accessed from the kitchen is a convenient side entrance, offering an ideal space for storing coats and shoes, along with a cupboard housing the boiler. From here, there is access to a useful utility room with a sink and fitted cupboards, as well as a separate wet room. A double bedroom is accessed from here, situated to the front of the bungalow.

On the other side of the property is a dining area which opens through to a conservatory which has a slate roof, a bright and airy space with plenty of natural light usable through the seasons. This section of the property also offers two double bedrooms and a family shower room.

Externally, to the front of the property there is a hardstanding driveway providing off-road parking, along with a lawned area bordered by shrubs. The rear garden can be accessed via either side of the property and has been designed for low maintenance, featuring decking areas with a pergola, artificial lawn and a variety of seating spaces, all bordered by mature shrubs. There are also two useful storage sheds

The village of Tegryn is situated to the East of the Preseli Mountains and is 3.5 miles from the A478 which connects Tenby with Cardigan. The nearby village of Crymych offers amenities such as a primary and secondary school, local shops, cafes, rugby club, petrol filling station, leisure centre and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains, and is within easy driving distance to Pembrokeshire Coast National Park.

DIRECTIONS

From Cardigan, take the A478 Tenby Narberth Road. Turn left just before Crymych signposted Tegryn/Bwlchygroes. After about 1 - 1.5 miles take the right turn for Tegryn. Follow the road to the junction and turn right into Tegryn. Just after the pub the Butchers Arms on your left, turn right at the junction and after a short distance the property will be on your right denoted by our For Sale Sign. What three words - ///recording.outgoing.chilling

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