

Approx Gross Internal Area
99 sq m / 1061 sq ft

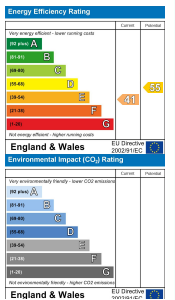


Ty Canol Rhoshill, Cardigan, SA43 2TR

- Detached House
- Full of Character & Charm
- Open Plan Living
- Enclosed Rear Garden
- Gas Central Heating
- Beautifully Presented
- Three Bedrooms
- Bathroom & Separate WC
- Off Road Parking
- EPC Rating: E

Offers In The Region Of £280,000

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



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The Agent that goes the Extra Mile





A beautifully presented detached home, full of character, charm and original features, situated in the village of Rhoshill. The property has undergone extensive renovation by the previous owners and has been finished to a high standard throughout. It has been successfully operated as a holiday let over recent years, but would equally make a wonderful family home.

The property benefits from gas central heating, complemented by underfloor heating throughout the ground floor. The accommodation is entered into a welcoming living room, featuring an inglenook fireplace with exposed brick surround, wooden beam and tiled hearth, housing a log-burning stove. The room is open plan to the dining area and kitchen, creating a sociable and versatile living space with ample room for a dining table.

The modern fitted kitchen offers a good range of units, together with integrated appliances including a dishwasher, fridge and freezer. Double-glazed doors open directly onto the rear patio, providing easy access to the garden and creating a lovely connection between the indoor and outdoor spaces.

A door from the kitchen leads into a useful utility area, which benefits from further fitted units matching the kitchen, along with a convenient ground-floor WC. A wooden staircase rises to the first floor, where a landing provides access to three bedrooms, two of which are doubles. The accommodation is completed with a modern family bathroom, fitted with a P-shaped bath with shower over, WC and wash hand basin.

Outside, there is off-road parking to the side of the property for one vehicle. The enclosed rear garden can be accessed directly from the kitchen or via a side gate. The garden is designed for ease of maintenance and features a paved patio area, along with useful wood and bin stores. A couple of steps lead up to a further lawned area, providing an attractive and private outdoor space.

This charming property offers a fantastic combination of character and modern convenience, with the added benefit of an established holiday-let history. It would make an ideal permanent residence, second home or investment opportunity.

Rhoshill is situated 4 miles north of Crymych and 4.6 miles south of Cardigan town & gives easy access to the coast and the Preseli Mountains. Cardigan town offers a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, several public houses, leisure centre, restaurants, coffee shops and much more.

DIRECTIONS

From Cardigan, take the A478 Tenby/Narberth road until you reach the village of Rhoshill. Turn left at the cross roads, and the property will be found on your left hand side denoted by our for sale board. What three words - [///calm.resting.backtrack](https://www.google.co.uk/maps/@52.411111,4.111111,15z)



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