

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: Flat 1 Band 'A', Flat 2 Band 'A' Band 'E' Ceredigion  
DRAINAGE: We are advised that this property is served by private drainage

Ref: LW/AMS/03/26/OK\_LW

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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

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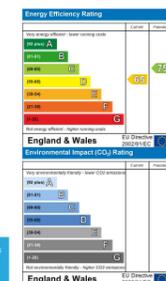
## Pantycelyn Llangoedmor, Cardigan, Ceredigion, SA43 2LF

- Detached 3/4 Bed Bungalow
- Wrap Around Mature Garden
- Workshop / Storage Area
- Approx. 4.1 Miles To Coast
- Oil Central Heating

- Attached Flat & Separate Annexe
- Income Potential / Multigenerational
- Approx 1.8 Miles To Cardigan Town
- No Onward Chain
- EPC Ratings: D, D & E

Price £325,000

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**The Agent that goes the Extra Mile**





Situated in the village of Llangoedmor just outside the popular market town of Cardigan, this impressive three/four-bedroom detached bungalow features a separate dining room and lounge, plus not one but two additional living spaces — an attached one-bedroom apartment and a further detached one-bedroom annexe. Perfect as a family home, it offers fantastic flexibility for multi-generational living, guest accommodation, or excellent income potential.

The bungalow briefly comprises an entrance hallway with doors leading to the reception room and a utility room, which houses the oil boiler. The hallway also provides access to the kitchen, fitted with a range of units and enjoying a window overlooking the front of the property. Adjoining the kitchen is the dining room, offering excellent potential to be opened up to create one space for socialising and dining. There is a exceptional sun room with a vaulted timber-clad ceiling, underfloor heating and windows on three sides, allowing for plenty of natural light to flood into the property. The lounge is approx. 6m in length with double aspect windows and a gas feature fireplace. To the rear of the bungalow are three double bedrooms, two with built in wardrobes. There are also two bath/shower rooms.

Attached to the back of the bungalow there is an apartment. This comprises of an entrance porch with a door into the open plan kitchen / living / dining room. From here there is access to the bedroom and an ensuite shower room. There is also a separate basement workshop area with power and lighting.

At lowest part of the grounds there is a further detached one bedroom annexe. This one has been most modernised with a fitted kitchen / living room, one bedroom and a wet room. There is excellent scope to fence and divide the grounds and parking areas, allowing each property to enjoy its own private garden and dedicated space.



The property is situated within a generous plot with mildly sloping mature grounds laid to lawn and planted with flower beds, mature shrubs and fruit trees offering a beautiful outdoor space to be enjoyed throughout the seasons. The grounds benefit from a greenhouse, and a lean-to storage area. There are parking areas at the front, with a driveway extending to additional parking spaces at the rear.

Llangoedmor is a village 2 miles east of Cardigan. 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

Head out of Cardigan along the A484, once you come off the roundabout follow the road for approximately 1.2 miles passing the crossroads, and the bungalow is found on your left hand side denoted by or for sale board. What three words - [///drifting.clay.mothering](http://drifting.clay.mothering)

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