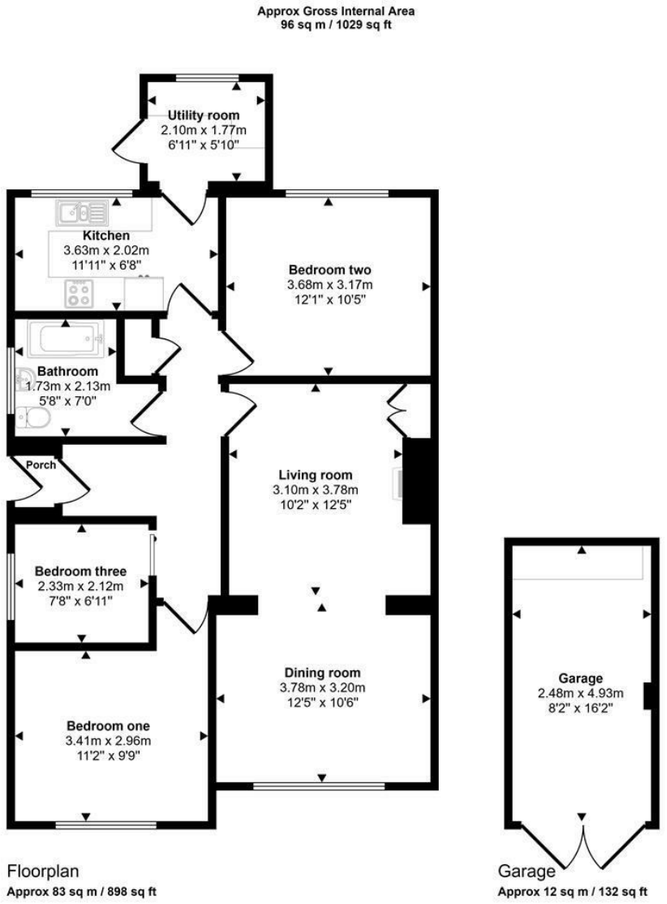

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 ' '
DRAINAGE: Please not this property is served by Private Drainage.

ref: LW/AMS/12/25/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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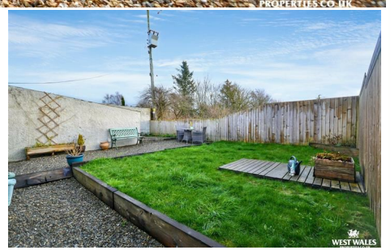
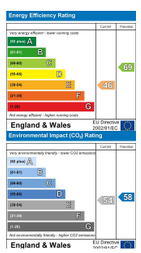


Meadow View Llwyncoed Road, Blaenannerch, Cardigan, SA43 2AN

- Semi-Detached Bungalow
- Recently Refurbished
- Garage & Driveway Parking
- Gas Central Heating
- Just 5.4 Miles to Cardigan Town
- Three Bedrooms
- Rural Village Location
- Gardens Front & Rear
- Lounge/Diner
- EPC Rating: E



Offers Over £260,000

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The Agent that goes the Extra Mile

Celebrating 30 Years of Business

A well-presented semi-detached bungalow, pleasantly situated in the village of Blaenannerch. Conveniently located just 5.4 miles from Cardigan town and its range of amenities. The property benefits from a garden to the front and rear, off-road driveway parking, and gas central heating, making it an ideal permanent residence or downsizing opportunity.

The accommodation briefly comprises: an entrance porch leading into a welcoming hallway. The living room features a charming fireplace with a log-burning stove and opens into a dining area—perfect for entertaining and family gatherings. The hallway, with patterned floor tiles, flows seamlessly into the modern kitchen, which is fitted with matching wall and base units. A door from the kitchen provides access to a useful utility room, complete with worktop space and direct access to the enclosed rear garden.

The bungalow offers three bedrooms, two of which are doubles, while the third is currently utilised as a home office. A family bathroom completes the accommodation, fitted with a WC, wash basin, and bath with overhead shower.

Externally, the property benefits from a tarmacked driveway providing off-road parking and access to the garage, which has power supply. To the front, there is also a lawned garden. The rear garden, accessible via the side of the property or through the utility room, is laid mainly to lawn with low-maintenance gravel around. This offers a great space to sit and relax.

The village of Blaenannerch is situated 5.1 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth. Main ameneties are found in Cardigan where the town boasts a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

Head north out of Cardigan along the A487 into the village of Blaenannerch. Continue through the village and turn left onto Llwyncoed Road. The property is located on the right hand side. What three words - ///movie.worlds.directly

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