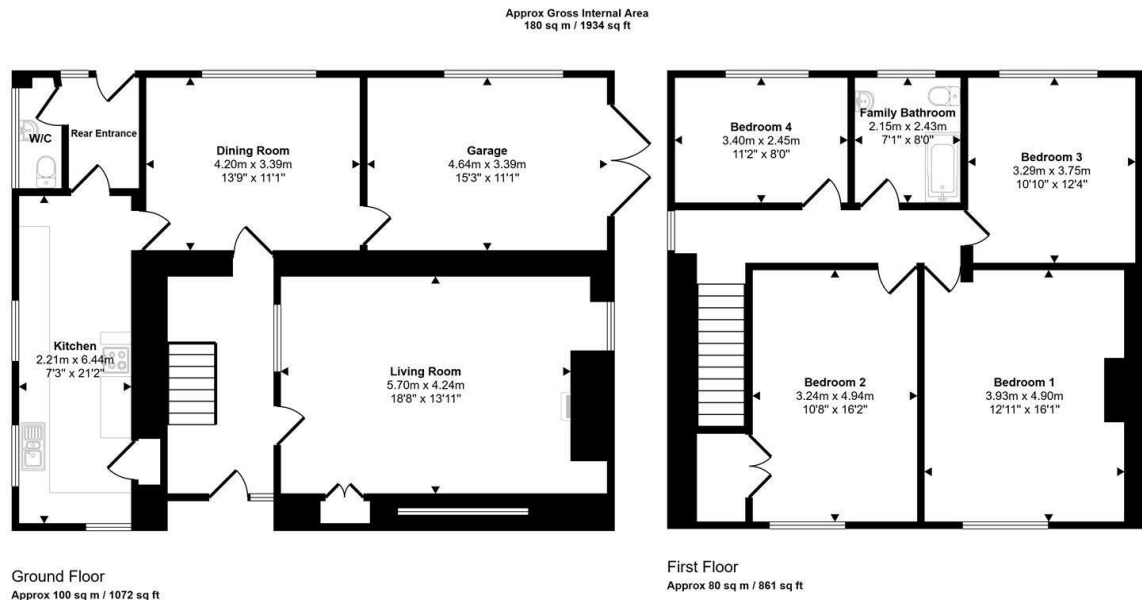


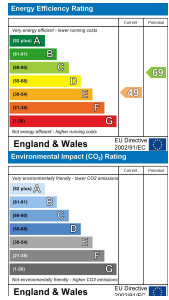


Ardwyn, Ponthirwaun, Cardigan, Ceredigion, SA43 2RJ

- Detached House
- Two Reception Rooms
- Pretty Stream Boundary
- Off-Road Parking & Integral Garage
- Oil Central Heating
- Four Bedrooms
- Set within approx. 0.6 Acre Mature Grounds
- Ideal Family Home
- Close to Cardigan, Newcastle Emlyn & Coastline
- EPC Rating: E

Offers In The Region Of £375,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





Owned by the same family for almost 43 years, this delightful detached home sits within approximately 0.6 acres of mature, well-established grounds with a pretty stream boundary. Ideally positioned around 4 miles from Newcastle Emlyn, 6 miles from Cardigan town and 7 miles from the Cardigan Bay coastline, with schools and a range of amenities within easy reach. The original part of the house is of stone construction, dating back to around the 1800s, with a later conversion undertaken in the 1960s. Offering a substantial blank canvas for its next custodians to truly make their own, the property benefits from four bedrooms, two reception rooms, a galley kitchen and an integral garage, presenting an exciting opportunity to create a comfortable family home to enjoy for many years to come.

Approached via the front walkway, the entrance door opens into a welcoming hallway, with space for a sideboard and coat storage. From here, doors lead into the living room and through to the dining room at the rear of the house. An impressive inset stained-glass window is a standout feature, further enhancing the character of the property. To the right, the generously proportioned living room measures approx. 5.70m in length and is filled with natural light from a large picture window overlooking the front grounds. A feature fireplace with an electric fire provides a focal point to the room. The dining room and galley kitchen are positioned to the rear of the house, with the kitchen featuring matching fitted wall and base cupboards, an electric cooker and pleasant views across the side garden towards a beautiful magnolia tree. A separate entrance from the rear parking area leads into a useful porch and ground-floor W.C. An internal door from the dining room provides access to the integral garage, which benefits from a large window, electricity and lighting. This space offers potential for conversion into additional accommodation, if required, subject to the necessary planning consent.



Upstairs, the landing provides access to four well-proportioned bedrooms, three of which are comfortable doubles. The two largest bedrooms are particularly appealing, enjoying elevated views across the mature front gardens. Completing the first-floor accommodation is the family bathroom, fitted with a bath and shower over.

Externally, the house is set back from the road and approached via a minor council maintained no through road, with gated off-road parking for approximately two vehicles to the rear and concrete pathways leading around the front and side of the house.

Extending to approximately 0.6 acres, the beautifully landscaped and well-established grounds lie predominantly to the front and side of the property, enjoying southeast and southwest aspects and boasting a wonderful variety of mature trees and shrubs. A magnificent horse chestnut takes centre stage on the front lawn, complemented by a striking copper beech, magnolia, stag's horn, mature apple trees, yew and oak, amongst many others. The stone-faced side terrace provides several inviting seating areas from which to enjoy the gardens, while a pretty stream meanders along the lower side boundary, further enhancing this picturesque setting.

Viewing is highly recommended to fully appreciate the space, setting and potential on offer!



DIRECTIONS

From Cardigan take the A484 road towards Newcastle Emlyn for approximately 0.4 miles and then turn left towards Cwm Cou on the B4570. Continue along this road for 5.4 miles and you will enter the village of Ponthirwaun, continue for a short distance and you will see a dead end road to Capel Bethesda which leads to the right will lead you straight to the property which then will be located on your left hand side. What 3 Words = ///willpower.blanket.unveils

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