

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' Pembrokeshire

ref: 04/26/LW/AMS/OK/AMS

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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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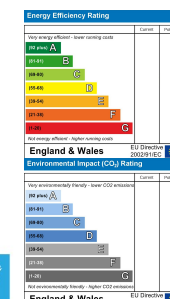


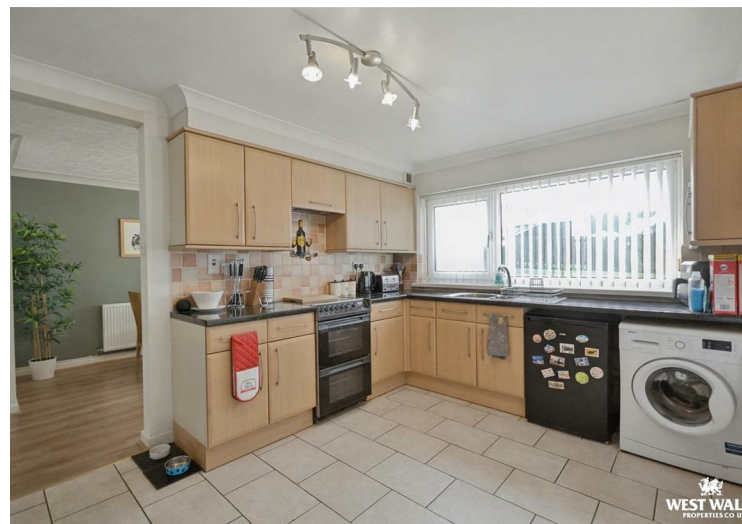
## Brynbetws Cilgerran Road, Penybryn, Cardigan, SA43 3NQ

- Link Detached Bungalow
- Three Reception Rooms
- Off Road Parking
- Garage
- Oil Central Heating
- Three Bedrooms
- Well Presented
- Garden Front & Rear
- Approx. 2.3 Miles To Cardigan Town
- EPC Rating: TBC

Offers In The Region Of £295,000

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A well-presented link-detached bungalow, ideally situated in the sought-after village of Penybryn, approximately 2.3 miles from the popular market town of Cardigan and about 5 minutes drive to the nearest village of Cilgerran with local amenities and a primary school. The property offers versatile accommodation, including three bedrooms, three reception rooms, and ample off-road parking.

The accommodation briefly comprises an inviting entrance hallway, leading into a bright and welcoming living room featuring a fireplace and a window overlooking the front of the property. There is a dining room which flows seamlessly into the conservatory, enjoying pleasant views over the rear garden. An opening from the dining area also provides access to the kitchen, fitted with a range of matching wall and base units. To the opposite side of the bungalow are three bedrooms, two of which are doubles, the master has a fitted wardrobe and there is a modern shower room.

Externally, the property benefits from ample off-road parking to the front, alongside a well-maintained lawned area. The rear garden can be accessed via the side of the property or through the conservatory, and features a patio seating area, perfect for outdoor dining, with steps leading up to a further lawned garden.



Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major super markets and superstores, banks, several public houses, 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

From Cardigan take the Tenby Road until you reach Penybryn. Take the left turning toward Cilgerran opposite the Penybryn arms. Continue along this road for a short distance and the property will be located on your right hand side, denoted by our for sale board. What three words -  
 ///candy.decency.detergent



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.