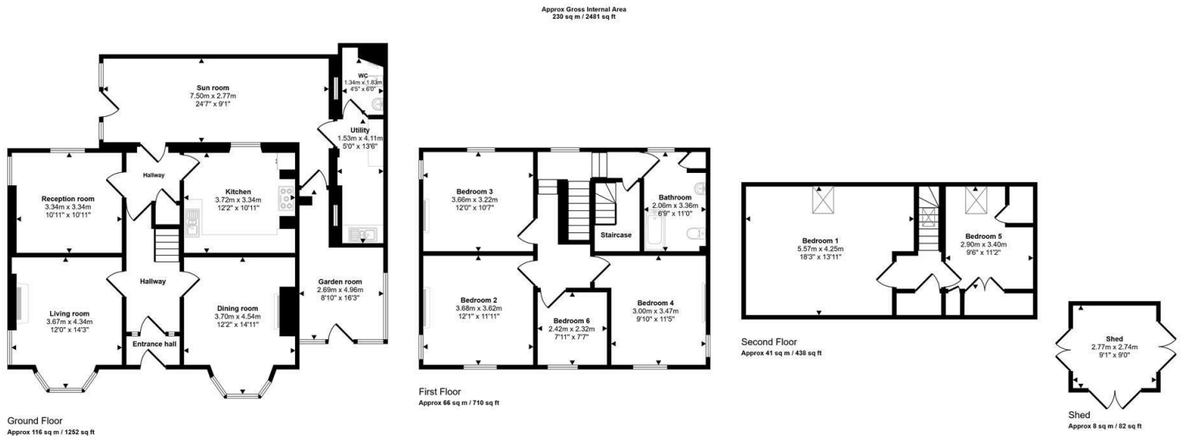

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
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.
TAX: Band F Ceredigion

AMS/LW/04/25/OK_LW

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

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

41 High Street, Cardigan, Ceredigion, SA43 1JG
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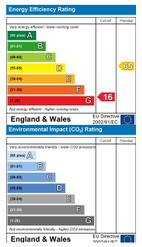
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Bronhawen Pontgarreg, Llangrannog, Llandysul, Ceredigion, SA44 6AR

- Period Detached House
- Enclosed Front Garden
- Just 2 Miles To Llangrannog Beach
- Three Reception Rooms
- Gas Central Heating
- Six Bedrooms
- Character Features
- Conservatory
- Off-Road Parking & Garage
- EPC Rating; G



Offers Over £325,000

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

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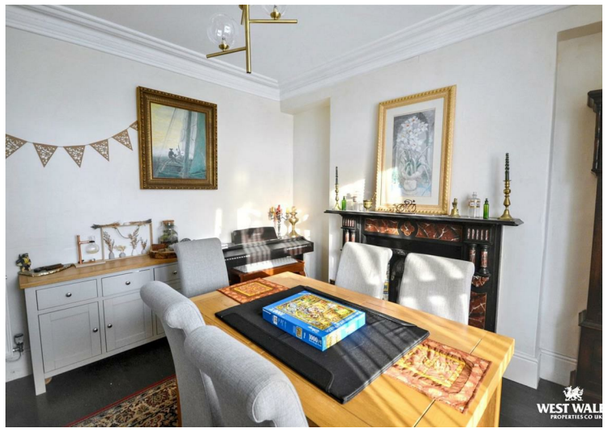
The Agent that goes the Extra Mile



A well presented period property with beautiful character features throughout. The property is situated in the rural village of Pontgarreg just two miles to the popular coastal village of Llangrannog and within easy reach of a range beaches along the Cardigan Bay coastline.

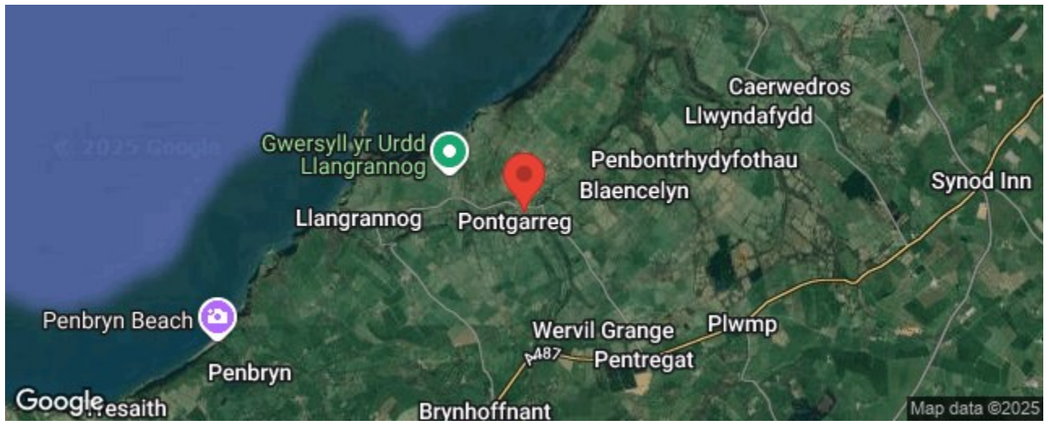
The property briefly comprises a welcoming entrance hallway adorned with original patterned tiles, leading to a spacious lounge and dining room—both featuring bay windows overlooking the front garden and charming feature fireplaces. The kitchen is fitted with matching wall and base units, complemented by a further versatile reception room. There is a bright conservatory with door leading out to the side of the property, a utility room, WC and garden room. On the first floor there are four bedrooms, three of which are doubles and benefit from original fireplaces each one of them unique, and a bathroom. Stairs lead up to the second floor where there are a further two bedrooms.

Externally, the property is accessed via a tarmacadam driveway providing ample off-road parking and access to a garage. The enclosed front garden is beautifully landscaped, featuring a well-maintained lawn bordered by a variety of mature shrubs and vibrant flower beds. A low-maintenance gravelled section adds texture and charm, complete with a delightful summer house—ideal for relaxing or entertaining. A paved seating area provides the perfect setting to sit back, relax, and take in the surrounding countryside views.

The village benefits from being a short drive from popular Ceredigion beaches such as Penbryn, Llangrannog and New Quay, offering beautiful coastal walks and village amenities such as shops and cafes. It is situated 10.3 miles south of beautiful town of Aberaeron which is famous for its elegant, brightly painted town houses and primary and secondary school, cafes, restaurants, craft shops and more. 12.2 miles south is the market town of Cardigan which offers supermarkets, local shops and more.

DIRECTIONS

From our Cardigan office head towards Llangrannog on the A487 for 11 miles, go through the village of Pentregat and turn left onto the B4321, continue along the road for approximately two miles, and take the next left, where you will see the property on your left hand side. What 3 Words Reference - grew.swims.headers



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