

*Deceptively spacious 3 bedroom bungalow. Set in an elevated position with countryside views.  
Cilgerran. Near Cardigan. Cardigan Bay. West Wales.*



Llwynceilyn Gwynfan, Cilgerran, Cardigan, Pembrokeshire. SA43 2PE.

**£295,000**

**R/4966/RD**

**\*\* Deceptively spacious 3 bedroom bungalow \*\* Fully modernised in recent times \*\* Feature kitchen and dining area \*\* Comfortable family living room \*\* Close to nearby village amenities \*\* Low maintenance gardens \*\* Ample private off-road parking \*\* Double garage \*\* Countryside outlook \*\* Ideal for those seeking to downsize \*\* AN OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the hamlet of Llwynceilyn just off the village of Cilgerran. The village offers a good level of local amenities and services including primary school, village shop and post office, active community hall, nearby wildlife centre, good public transport connectivity to the wider rural community. The estuary and market town of Cardigan is within 10 minutes drive of the property offering a wider range of amenities and services including higher education, cinema and theatre, traditional high street offerings, retail parks, supermarkets, community hospital, local cafes, bars and restaurants. The property is also 10 minutes drive from the Pembrokeshire Coast National Park.



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The accommodation provides as follows:

## GENERAL

A high quality 3 bedroom detached bungalow providing a deceptively spacious level of living and bedroom accommodation.

The property has been modernised in recent times providing high quality fixtures and fittings throughout with notable high quality flooring and feature oak architraves and doors as well as a high spec kitchen which overlooks the rear garden and adjoining fields.

The property is considered to be ideal for those seeking to downsize and wanting a low maintenance property.

Its proximity to village amenities cannot be underestimated as well as its closeness to the ever popular town of Cardigan.

The accommodation provides more particularly as follows:

## Entrance Hallway

6' 8" x 17' 7" (2.03m x 5.36m) via glass panel uPVC door, side glass panel, wood effect flooring, multiple sockets, radiator.



## WC/Utility



10' 9" x 6' 3" (3.28m x 1.91m) WC, washing machine connection, front window, storage cupboard, radiator, vinyl flooring.

## Kitchen





17' 2" x 18' 7" (5.23m x 5.66m) large family kitchen with the space being the heart of the home with high quality cream high gloss units with timber worktop, single wash basin and drainer with window to garden, fitted dishwasher, kitchen island with timber worktop, electric oven and grill, induction hobs with extractor over, wood effect flooring, radiator, multiple sockets, spotlights to ceiling, fitted cupboard, space for dining table, space for freestanding fridge/freezer.

### Inner Hallway

With radiator, access to loft (part boarded loft over), wood effect flooring.



### Front Bedroom 1





11' 9" x 14' 6" (3.58m x 4.42m) double bedroom, window to front, multiple sockets, radiator.

### Front Bedroom 2

11' 2" x 10' 5" (3.40m x 3.17m) double bedroom currently with 2 x single beds, radiator, side window.



Rear Bedroom 3



10' 9" x 12' 1" (3.28m x 3.68m) double bedroom, window to rear garden, multiple sockets, radiator.

### Bathroom

8' 1" x 7' 7" (2.46m x 2.31m) corner bath and separate enclosed shower, spotlights to ceiling, single wash hand basin on vanity unit, WC, fully tiled walls and flooring, heated towel rail.



**EXTERNAL**

## To Front

The property is approached from the adjoining county road to a tarmacadam driveway leading to the plot in an elevated position with decorative stone patio to the front forecourt and continuing driveway leading to:



## Double Garage



24' 0" x 18' 8" (7.32m x 5.69m) with up and over door to front, concrete base, multiple sockets, rear window, separate pedestrian door.

## WC

5' 2" x 8' 1" (1.57m x 2.46m) side WC, side window



## To Rear





Footpaths leading from the lounge area to a raised garden finished with astro turf with views over the adjoining fields. Oil tank contained within covered unit.



### **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **VIEWING**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

### **Services**

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax band E.

Tenure - Freehold.



## MATERIAL INFORMATION

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**Council Tax:** Band E

**Council Tax:** Rate 1310

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

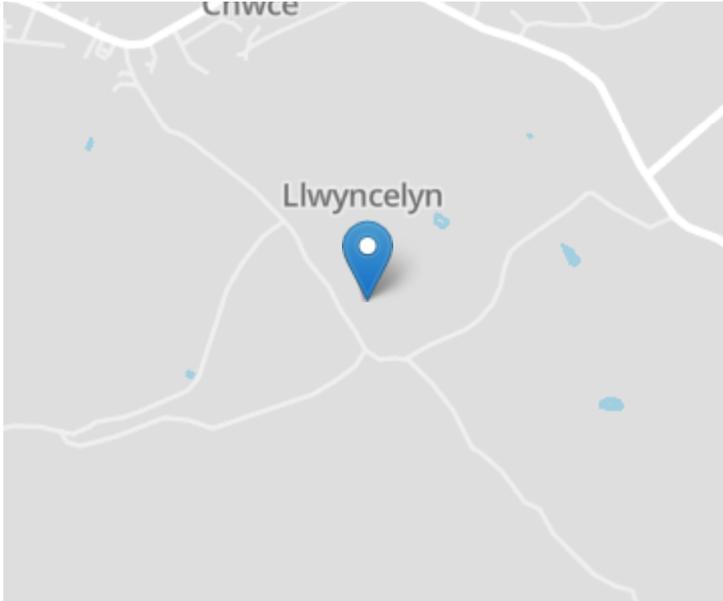
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

From Cardigan head south on the A478 road signposted Tenby and proceed for approximately 2 miles until you enter the village of Penybryn. At the village crossroads turn left onto Cilgerran Road and proceed for approximately ½ mile into the village of Cilgerran. Continue along Cemmaes Street passing the entrance to the Wildlife Centre on your left hand side and also the village primary school and playing fields. Proceed past the post office onto High Street - do not take the turning for Crymych and Tenby, continue past the petrol station on your left taking the next right hand turning signposted Llwyncelyn. Continue for approximately ½ miles entering the hamlet of Llwyncelyn and the property is the 4th on the right hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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