

*Attention 1st time buyers! Spacious 3 bedroom semi-detached home. Popular village location near Cardigan. West Wales.*



**20 Castell Corrwg Cilgerran, Cardigan, Pembrokeshire. SA43 2SH.**

**£215,000**

**R/4516/RD**

**\*\* Attention 1st time buyers \*\* Corner plot \*\* Large garden \*\* 3 bed semi-detached home \*\* Ideal 1st time buyer opportunity \*\* Good investment \*\* Private parking and garage \*\* Opportunity to put your own stamp on this modern home \*\* Walking distance to village amenities \*\* 10 minutes drive to Cardigan \*\***

The property is situated within the popular village of Cilgerran offering primary school, village shop, places of worship, public houses, good community facilities and public transport connections into Cardigan and the wider Pembrokeshire community. The nearby town of Cardigan offers secondary school, 6th form college, traditional high street offerings, cinema and theatre, community hospital, retails parks, supermarkets, industrial estates and employment opportunities. The Pembrokeshire Coast National Park is within 10 minutes drive of the property.



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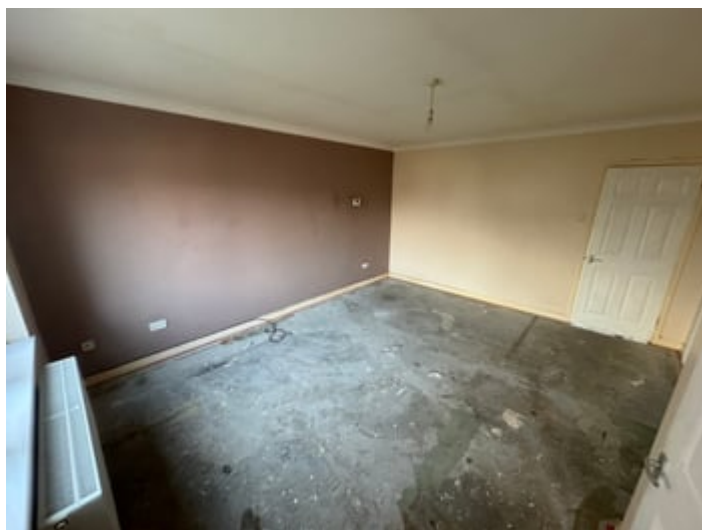
## Entrance Hallway



4' 9" x 6' 1" (1.45m x 1.85m) via uPVC door with side glass panel, radiator, electric socket.

## Lounge

13' 3" x 15' 7" (4.04m x 4.75m) with window to front, multiple sockets, 2 x radiator, BT point.



## Kitchen



8' 7" x 16' 9" (2.62m x 5.11m) with oak effect base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, space for electric oven, under counter appliance space, tiled splashback, space for dining table, sliding patio door to garden, heater, vinyl flooring, access to understairs cupboard.

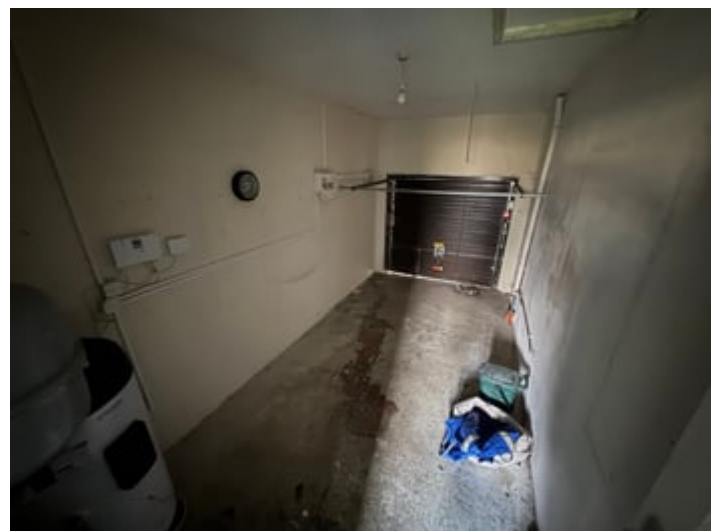
## Utility Room

8' 7" x 6' 7" (2.62m x 2.01m) with a range of oak wall and base units, Formica worktop, stainless steel sink and drainer,



washing machine connection, window and door to garden, vinyl flooring, radiator side WC, integral connecting door into:

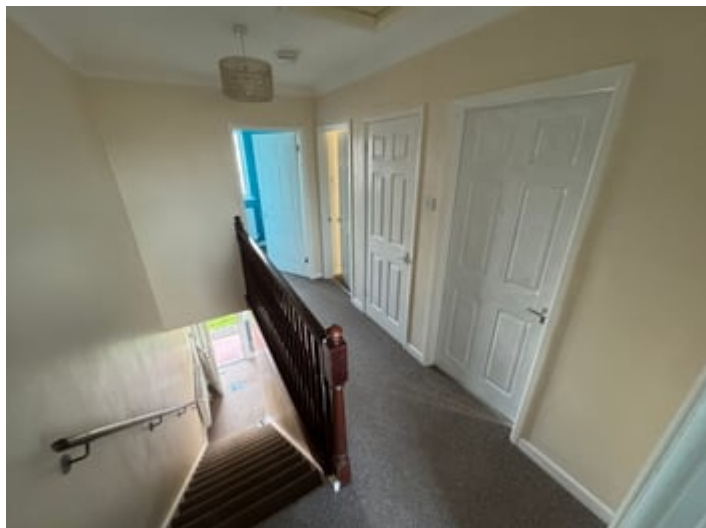
## Garage



18' 5" x 8' 7" (5.61m x 2.62m) with up and over door to front, concrete base, access to loft.

## FIRST FLOOR

## Landing



With access to loft, radiator, airing cupboard with slatted shelving.

## Front Bedroom 1



6' 4" x 8' 6" (1.93m x 2.59m) with window to front, radiator, electric socket.

## Front Bedroom 2

13' 3" x 8' 8" (4.04m x 2.64m) double bedroom, window to front, multiple sockets, radiator.



## Rear Bedroom 3

9' 7" x 11' 10" (2.92m x 3.61m) double bedroom, window to rear garden, radiator, multiple sockets.





**Bathroom**



5' 6" x 6' 8" (1.68m x 2.03m) panelled bath with electric shower over, WC, single wash hand basin, rear window, vinyl flooring, radiator.

## EXTERNAL

**To Front**



The property is approached via the adjoining estate road into a tarmacadam forecourt with space for 2 vehicles to park and front area laid to lawn with covered porch to front door and side footpath leading through to:

## Rear Garden Area



With side concrete area ideal for garden shed and stepped up access to main garden area predominantly laid to lawn with footpath access from the kitchen and dining area. 6' panel fencing to boundary.



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

We are advised the property benefits from mains water, electricity and drainage. Air source central heating.

Council Tax Band C.

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band C

**Council Tax:** Rate 952

**Parking Types:** Driveway.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (64)

**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

On entering Cilgerran village, passing the Wildlife Trust entrance on your left hand side and onto Cemmaes Street, proceed for approximately ½ mile passing the entrance to Maes xxx on your right hand side and continue for a further 200 yards and the entrance to Castell Corrwg is located opposite the playground. Proceed into the estate taking the right hand turning and continue to the end of the cul-de-sac again taking the right hand turning back on yourself and plot number 20 is located on the far left hand side of the development.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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