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A deceptively spacious imposing 3-4 Bed Detached Residence with glorious wooded views over the Teifi Valley. Cilgerran, North Pembrokeshire.



Y Gnoll, Dolbadau Road, Cilgerran, Cardigan, Pembrokeshire. SA43 2SS.

Ref R/4004/ID

£350,000

****Imposing 3-4 bed detached residence**Breathtaking wooded views over the Teifi valley**Quiet elevated position**2 Garages**Perfect family home with deceptively spacious accommodation**Easily maintained garden and grounds**Convenient village location**Double Glazed sash windows throughout**Recently installed oil fired central heating with newly installed oil boiler**Easy reach of the Cardigan Bay Heritage coastline with its famous sandy beaches**MUST BE VIEWED TO BE APPRECIATED****

The property comprises of Ent Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, Cloak Room, Study/4th Bedroom. First Floor - Central Landing, 3 Double Bedrooms -one jack and jill ensuite, Family Bathroom.

The property is located in the popular village of Cilgerran which offers an excellent range of local amenities including primary school, convenience store, public houses and places of worship. The village lies on the banks of the River Teifi, a popular venue for kayaking, canoeing, fishing etc. Less than 5 minutes from the town of Cardigan on the Teifi estuary which offers an excellent comprehensive range of shopping and schooling facilities. Less than 7 miles from Gwbert with access to the array picturesque coves and sandy beaches along this favoured West Wales Heritage coastline.



GENERAL

The property was built for the current vendor to a high standard in 1992 of cavity wall construction, being rendered under a slate roof. The property now offers the perfect family home with breathtaking views over the Teifi valley.

Provides as follows -

GROUND FLOOR

Front Covered Porch

4' 0" x 4' 0" (1.22m x 1.22m)

Entrance Hall

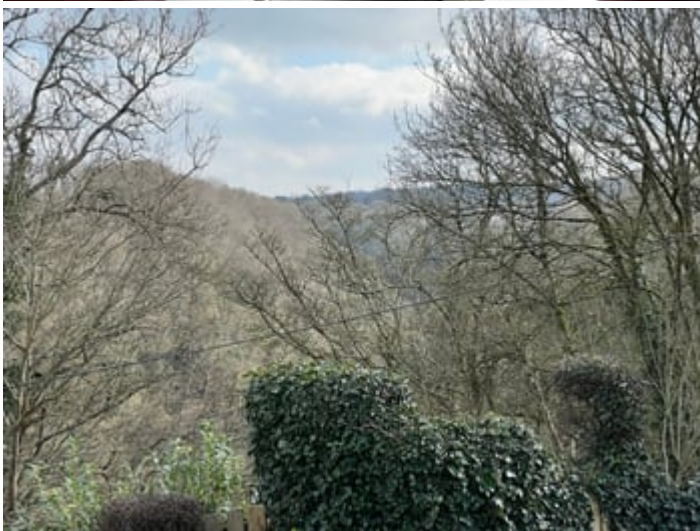
6' 7" x 36' 9" (2.01m x 11.20m) via hardwood door with port hole window, 2 upvc sash windows to front and side, stairs leading to first floor, door into storage cupboard.



Living Room

14' 10" x 17' 10" (4.52m x 5.44m) (max) a lovely spacious lounge with 2 upvc sash windows to side, double glazed sliding patio doors to the front with lovely woodland views over the Teifi river, "Living flame" gas fire with ornate surround, wall lights, central heating radiator, glazed double doors opening to -





Dining Room

15' 4" x 10' 11" (4.67m x 3.33m) with 2 upvc sash windows to the rear, central heating radiator. Door back to main hall, service hatch.

Kitchen/Dining Room

10' 11" x 13' 0" (3.33m x 3.96m) with a range of fitted base and wall cupboard units with Formica work surfaces above, stainless steel single drainer sink with mixer tap, 4 ring ceramic hob with pull out extractor fan, 'Indesit' double oven and grill, tiled splash back, 2 upvc sash windows to rear, space for 4 seater dining table, central heating radiator. Door leading into -





Utility Room

With fitted base cabinet units with stainless steel sink and drainer, newly installed 'Grant' oil fired central heating boiler (2024), upvc sash window to side, half glazed door leading to rear.

Ground Floor Shower Room

7' 4" x 7' 4" (2.24m x 2.24m) 5' 4" x 7' 5" (1.63m x 2.26m) a white suite comprising of an enclosed shower unit with electric shower above, low level flush w.c. vanity unit with inset wash hand basin, heated towel rail, upvc frosted double

glazed sash window.



Sitting Room/Bedroom 4/Study

13' 6" x 17' 11" (4.11m x 5.46m) a spacious room with potential to be a 4th bedroom or study with dual aspect upvc sash windows enjoying lovely views over the Teifi valley. Wall lights, central heating radiator.



FIRST FLOOR

Landing

28' 2" x 6' 1" (8.59m x 1.85m) with 2 upvc sash windows to front enjoying lovely countryside views. Door into airing cupboard housing the hot water tank. Doors into



Principal Bedroom 1

13' 6" x 17' 11" (4.11m x 5.46m) with upvc sash windows to front and side, central heating radiator, range of fitted furniture to include wardrobes, over head storage, bedside cabinets and dressing table. Door into -



Jack and Jill Bathroom

8' 1" x 8' 8" (2.46m x 2.64m) with a white suite comprising of panelled bath with mixer tap above and shower head, shower screen, low level flush w.c. pedestal wash hand basin, heated towel rail, upvc double glazed frosted window, shaver point and light. Door back to the landing.



Family Bathroom

17' 11" x 11' 5" (5.46m x 3.48m) a white suite comprising of a panelled bath, enclosed shower unit with Triton electric shower above, low level flush w.c. bidet, pedestal wash hand basin, heated towel rail, upvc sash frosted window, shaver point and light.

Bedroom 2

11' 4" x 11' 5" (3.45m x 3.48m) with upvc double glazed sash windows to rear, central heating radiator, views towards the Castle.



Bedroom 3

11' 5" x 14' 7" (3.48m x 4.45m) with dual aspect upvc sash windows to rear and side, central heating radiator, access hatch to Loft.



EXTERNALLY

To the front

The property is accessed via a tarmac drive leading to a

detached garage with ample tarmac space for parking and turning.



To the Rear

To the rear of the property is a path leading to an outside Store Shed and with a further path to 2nd Garage.

The Grounds

To the front of the property is a paved seating area with steps to a lawned area with many mature shrubs, flowers and hedgerows and also making the most of the lovely countryside views.



Outside Store

Detached Garage 1

15' 9" x 8' 9" (4.80m x 2.67m) with up and over door with electric connected.



Attached Garage

16' 0" x 9' 10" (4.88m x 3.00m) with up and over door.



TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage.

Council Tax Band F (Pembrokeshire County Council).

Directions

From Cardigan continue on the B4546 and at the roundabout take the 2nd exit onto the A478. Turn left at Cilgerran and continue to the village of Penybryn and continue onto Cemaes Street. Continue to the High Street and turn left immediately after the village shop. Follow the road down hill and the property is located on the left hand side as identified by the Agents For sale board.

(what3words Finer.Posted.Spots)

