



The Smallholding Centre

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Cardigan

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3 Bed Detached House

£299,950



Parc llwyd, Llwynceilyn , Cilgerran, Cardigan, SA43 2PE

We present to market not only a very nicely presented 3 bed detached Cottage but also a superb, high quality 2 bedroom caravan on its own site across the lane currently used for holiday lets. In the house there is a lounge, dining room with kitchen and utility off, on the first floor there are 3 bedrooms and a modern shower room. Outside there are spacious gardens either side of the house with lovely countryside views. The caravan over the lane is a Willerby "Rio Gold" and is in really excellent condition with 2 bedrooms, an open plan lounge/diner/kitchen and a shower room. The Caravan enjoys its own garden area with southerly views over the surrounding fields. So there you have it, a comfortable 3 bed house with a lovely 2 bed caravan to provide some income or additional accommodation (subject to any consents required).

Key Features

3 Bed Cottage And 2 Bed Caravan

Both In Very Good Order

Tucked Away Down A Quiet Lane

Spacious Gardens All Around

Southerly Views Over Countryside

Off Street Parking + Garage

Just 10 Minutes Into Cardigan Town

Energy Rating: E

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Dining Room - 13' 1" x 14' 2" (4m x 4.34m) With staircase to first floor, original tiled flooring, under-stairs storage cupboard, exposed beams, radiator, feature fireplace with timber surround and part-exposed stonework, UPVC double-glazed window to the front, door off to:

Lounge - 9' 6" x 14' 3" (2.9m x 4.36m) With UPVC double-glazed window to the front, brick fireplace, exposed beams, radiator.

Kitchen - 7' 1" x 15' 1" (2.18m x 4.6m) Accessed off the dining room with a good range of modern wall and base units, hob, oven, extractor, 1.5 bowl stainless steel sink/drainage unit, fridge, dishwasher, wall-hung "Worcester" boiler, UPVC double-glazed window to the side, tiled flooring, radiator, door to:

Utility - With space and plumbing for washing machine, work surface and cupboard, UPVC double-glazed door to outside.

First Floor

First Floor - Accessed via staircase in dining room and giving access to:

Landing Area - With UPVC double-glazed window to the front, access to loft space, radiator.

Bedroom 1 - 9' 2" x 14' 3" (2.81m x 4.35m) Into recess. With UPVC double-glazed window to the front, another to side, Velux roof window, radiator.

Shower Room - With frosted UPVC double-glazed window to the side, chrome towel radiator, low level flush WC, large shower cubicle.

Bedroom 2 - 13' 11" x 8' 1" (4.25m x 2.48m) With UPVC double-glazed window to the front, Velux roof window to rear, radiator.

Bedroom 3 - 6' 10" x 7' 7" (2.1m x 2.33m) With UPVC double-glazed window to side, radiator.

Exterior

Externally - The gardens of the Cottage are extensive and are predominantly either side of the Cottage with a further area over the lane with the Caravan and Garage.

The gardens are a combination of lawned areas, woodland and are south facing with superb countryside views over the surrounding farmland.

The Caravan - With frosted double-glazed door into inner hallway leading to:

Caravan Kitchen Area - With stainless steel sink/drainage, radiator, gas cooker with extractor, microwave, fridge/freezer, leading to:

Caravan Lounge Area - 9' 10" x 11' 11" (3m x 3.65m) With seating areas, windows on 3 sides, radiator, gas fire, all furnishings included.

Caravan Shower Room - With low level flush WC, wash hand basin, shower cubicle, window, towel radiator, extractor fan.



Cottage, Caravan And Gardens



Parcllwyd Cottage



Cottage Dining Room



Other View

Caravan Bedroom 1 - 9' 10" x 8' 3" (3m x 2.53m) With two windows, radiator, bedroom furniture.

Caravan Bedroom 2 - 5' 7" x 7' 2" (1.71m x 2.2m) With window, radiator.

The Caravan - Externally - The Caravan is accessed via a gated entrance together with a detached garage adjacent.

Historically let out for holiday lettings the Caravan has its own private lawned garden area and a terrace running alongside providing a super place to sit out in the south facing gardens.

Our client advises that this Caravan is particularly popular with holidaymakers and looking at the pictures you can see why.

General Information - Viewings: Strictly by appointment with the agents, Houses For Sale in Wales or our sister company The Smallholding Centre.

Services: Mains electricity, LPG Central Heating, mains water & mains drainage.

The electricity for the caravan comes from the house. The caravan also has mains water and private drainage (septic tank), LPG heating.

Council Tax: Band E, Pembrokeshire County Council.

Directions - From Cardigan take the A478 Tenby/Narberth road. In the village of Penybryn, turn left for Cilgerran. Stay on this road and enter Cilgerran, go through the village and then turn right opposite Dog Food Dave signposted Llwyncelyn and proceed into Llwyncelyn. Continue for half a mile or so and when the road narrows and just after a left hand bend, Parcllwyd is on the left hand side with the Caravan opposite.



Cottage Lounge



Other View



Cottage Kitchen



Cottage Landing



Cottage Bedroom 1



Cottage Bedroom 2



Other View



Cottage Shower Room



Cottage Bedroom 3



Cottage Side Gardens



Cottage Gardens



Views From Gardens



Shed And LPG Tank



Overview Of Holding



More Gardens



More Gardens



Willerby Caravan



Parcllwyd Caravan



Willerby Rio Gold



Caravan Lounge/Kitchen



Caravan Lounge



Other View



Caravan Bedroom 1



Caravan Bedroom 2



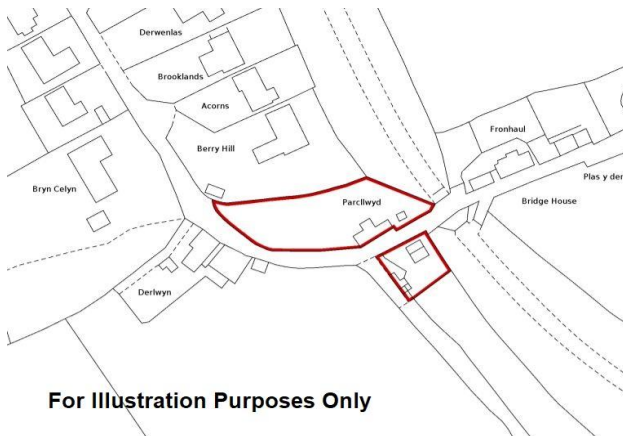
Caravan Shower Room



Caravan Gardens And Terrace



Caravan Gardens

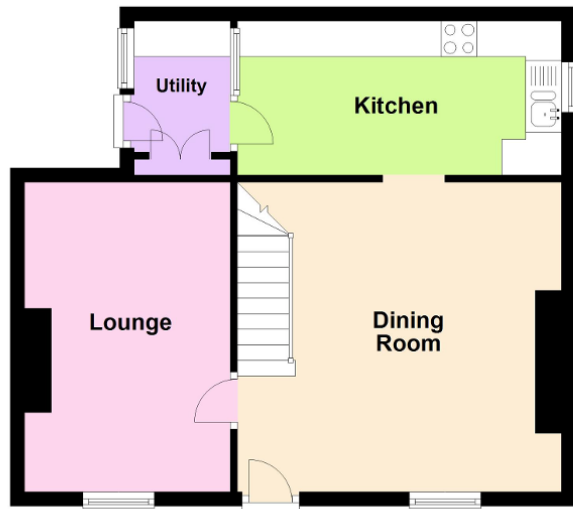


For Illustration Purposes Only

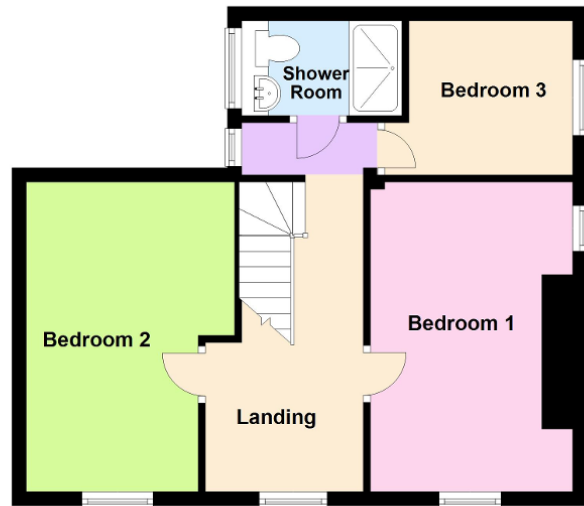
Land Plan

Floorplans

Ground Floor

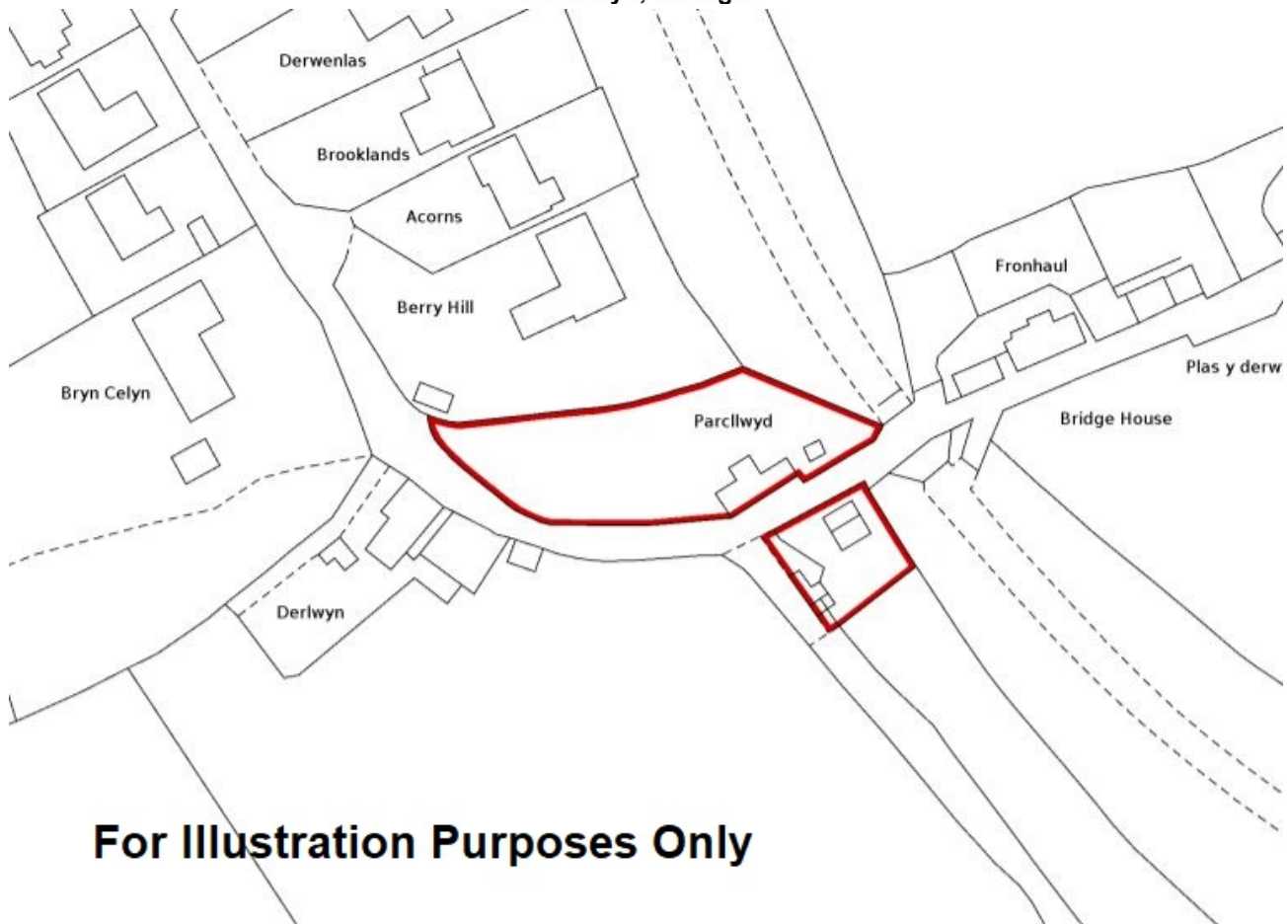


First Floor



For Identification Purposes Only.
Plan produced using PlanUp.

Parc llwyd, Cardigan



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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		