



## The Smallholding Centre

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SA43 1HJ

## 2 Bed Detached Bungalow

# £249,950



### Clydfan, Heol Ty Newydd , Cilgerran, Cardigan, SA43 2RT

A well presented 2 bed detached bungalow conveniently located in a tucked away cul-de-sac position in the popular village of Cilgerran near Cardigan. The property briefly comprises: entrance hallway, good sized lounge with patio doors to the rear garden, kitchen / diner, bathroom and two double bedrooms. Externally the property has a tarmac driveway to the front allowing off street parking for two vehicles and to the rear is a well maintained garden with countryside views beyond. Ideal first time buy or retirement property.

### Key Features

Well Presented 2 Bed Detached Bungalow

Driveway Parking For 2 Cars

Cul-De-Sac Position

Walking Distance To Amenities

Countryside Views To Rear

Well-Kept Garden

Storage Shed And Greenhouse

Energy Rating: E



## Location

The popular village of Cilgerran is situated on the Pembrokeshire / Ceredigion border and is approximately 2 miles from the larger town of Cardigan. Cilgerran itself has a wide range of amenities, including small village shops, cafe, public houses, primary school, wildlife park and Cilgerran Castle is within walking distance. There is also a regular bus service from the village. Cardigan itself provides a larger range of educational, recreational and shopping facilities. The beautiful West Wales coastline is a short drive away. The administrative town of Carmarthen is approximately 45 minutes away by car and provides direct link to the M4 motorway.

## Ground Floor

**Accommodation** - Entrance via timber part stained glass door into:

**Hallway** - With access to loft space, storage cupboard, radiator, doors off to all rooms.

**Lounge** - 12' 0" x 17' 11" (3.67m x 5.48m) With UPVC wood effect double-glazed window to rear enjoying beautiful views overlooking fields, UPVC wood effect double-glazed double doors to rear garden, electric flame effect fire, radiator.

**Kitchen / Diner** - 8' 11" x 12' 2" (2.74m x 3.72m) With UPVC wood effect double-glazed window to rear, UPVC wood effect double-glazed door to outside, a range of wall and base units, stainless steel sink / drainer unit, electric oven with built-in grill, new gas hob, extractor fan, space for under-counter fridge, space and plumbing for washing machine, space for fridge / freezer, gas wall hung boiler, radiator.

**Bathroom** - 7' 9" x 8' 11" (2.38m x 2.72m) With frosted UPVC wood effect double-glazed window to rear, low level flush WC, pedestal wash hand basin, panelled bath with mixer shower over, radiator, extractor fan.

**Bedroom 1** - 12' 1" x 9' 3" (3.69m x 2.82m) With two double-glazed windows to front, radiator.

**Bedroom 2** - 11' 3" x 8' 10" (3.45m x 2.7m) With two double-glazed windows to front, radiator.

## Exterior

**Externally** - To the front of the property is a tarmac driveway allowing for off street parking for two vehicles with a low maintenance raised flower bed to one side. The rear garden is very well-kept which includes raised vegetable beds, a patio seating area, small feature pond, wooden timber storage shed and greenhouse. The property benefits from open countryside views to the rear which can be enjoyed inside or outside the property.

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

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, LPG-fired central heating.



Kitchen / Diner



Lounge



Lounge

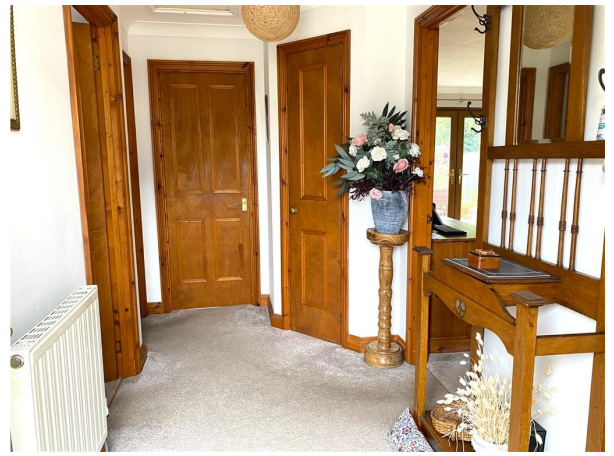


Lounge



Council Tax: Band D, Pembrokeshire County Council. Charge for 2024/25 - £1,867.41

**Directions** - From Newcastle Emlyn, proceed on the A484 to Llechryd. Take the left turn over the river bridge and then take the next right signposted Cilgerran at the crossroads. Follow this road until the end and then turn right towards Cilgerran. Continue on this road into the village, passing Dog Food Dave on your right and then take the next left hand turning into Heol Ty Newydd. Turn right at the T junction and no. 14 is on your left hand side with the name plaque "Clydfan".



Hallway



Bedroom 2



Bathroom

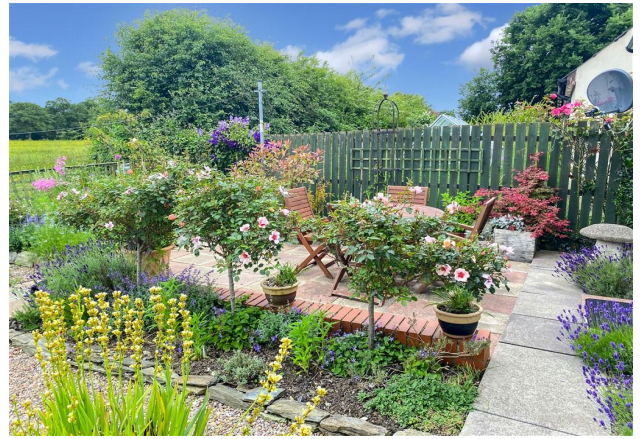


Bedroom 1





Rear Garden With Greenhouse & Shed



Well-Kept Gardens And Seating Area



Rear View Of Property



Small Pond!



Rear Gardens With Views



Raised Flower Bed To Front



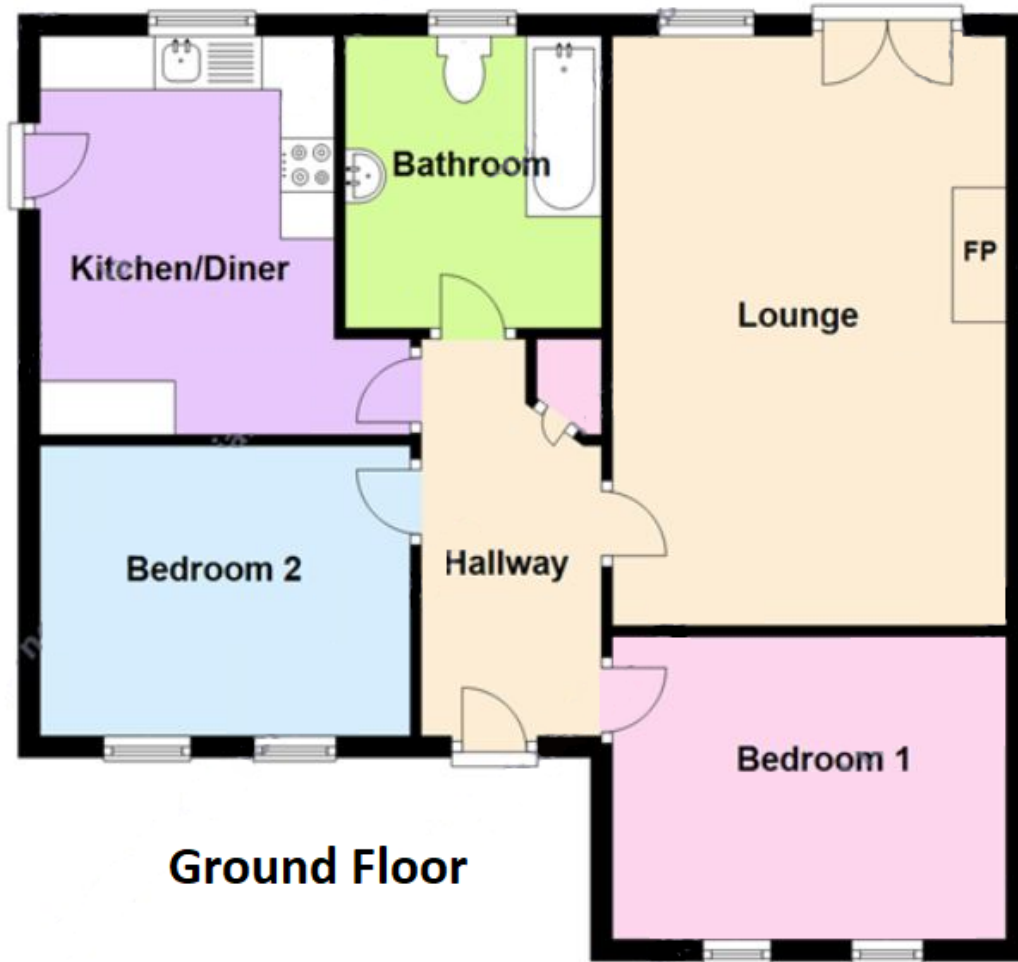
Another View Of Rear Gardens



Patio Seating Area



## Floorplans



**Ground Floor**

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		