HOUSESFORSALEINWALES.CO.UK

01239 712760 / 01239 712762
info@housesforsaleinwales.co.uk

HOUSESFORSALEINWALES.CO.UK

Excellence Is Our Minimum Standard

Delfryn, Penllyn, Cilgerran
Cardigan SA43 2RZ

A character, well presented 3 bed semi detached house with attached garage located on the edge of Cilgerran village at Penllyn, within walking distance to the Wildlife Centre, The Castle, local shops and the River Teifi. Briefly comprising a lounge / diner with woodburner, good sized kitchen / breakfast room with utility off, conservatory with views over the Teifi River Valley, on the first floor there are 3 bedrooms and a shower room. Outside there are gardens to the side and rear (side gardens are flat whilst most of the rear garden is sloping). Overall a very comfortable 3 bed house which has been well cared for by its current owner.

- ❖ 3 Bed Semi Detached House
- ❖ Attached Garage
- ❖ Short Walk To Wildlife Centre And Shops
- ❖ Very nicely presented
- ❖ Gardens To Side And Rear
- ❖ Character Accommodation
- ❖ Lovely Family Home
- ❖ Energy Rating: F

£169,950

1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

info@housesforsaleinwales.co.uk

Accommodation

Entrance via timber door into:

Porch

With timber glazed door into:

Lounge / Diner *19' 6'' x 13' 1'' (5.95m x 4m)*

With wood-burning stove, two windows to the front, two radiators, staircase to first floor, exposed beamed ceiling, under-stairs storage cupboard, door into kitchen/breakfast room.

Lounge - Another View

Lounge - Another View

Dining Area

Kitchen / Breakfast Room *8' 0'' x 21' 0'' (2.45m x 6.40m)*

With a good range of wall and base units with 1.5 bowl sink/drainer unit, ceramic hob with electric oven, tumble dryer, radiator, tiled flooring.

Kitchen / Breakfast Room - Another View

Utility *7' 4'' x 13' 9'' (2.23m x 4.20m)*

With window to side, space and plumbing for washing machine, enamelled sink, radiator, wall and base units, door through to inner lobby leading to:

Conservatory *10' 10'' x 7' 2'' (3.30m x 2.18m)*

With double-glazed panels on 3 sides providing views over the Teifi Valley and the wildlife park beyond, French doors out to rear gardens, polycarbonate roof.

First Floor

Accessed via staircase in the lounge/diner and giving access to:

Bedroom 1 *10' 2'' x 12' 10'' (3.09m x 3.90m)*

With window to the front, radiator, built-in cupboard.

Bedroom 1 - Another View

Bedroom 2 *7' 7'' x 9' 11'' (2.30m x 3.02m)*

With window to the front, radiator.

Bedroom 3 *9' 1'' x 14' 10'' (2.76m x 4.52m) into recess*

With window to rear again with views over the Teifi River Valley, radiator.

Bedroom 3 - Another View

Views To Rear

Shower Room

With large shower cubicle, low level flush WC, pedestal wash hand basin, built-in airing cupboard, radiator, "Aqua Step" flooring, frosted window to rear.

Externally

Attached Garage

With up and over door, houses the floor-standing oil-fired "Worcester Bosch" boiler (approx 5 years old).

Rest and Relaxation

More Rest and Relaxation

Greenhouse and Patio Area

Patio and Conservatory

Sloping Rear Gardens

Outbuilding

Directions

From Cardigan take the A478 towards Narberth/Tenby. In the village of Penybryn just after the chapel take a left turn towards Cilgerren. Continue into the village of Cilgerran. Go past the turning on the left for the wildlife centre and Delfryn is with the second set of semi-detached houses on the left, denoted by our For Sale board.

General Information

Viewings: Strictly by appointment via the agents, Houses For Sale in Wales

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

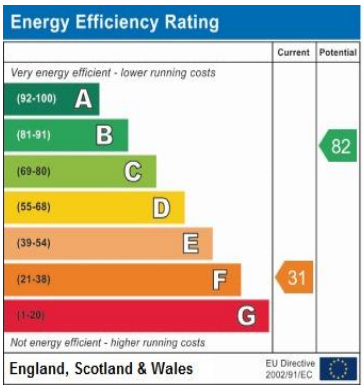
Council Tax: Band D, Pembrokeshire County Council (£1361.79 2019/20)

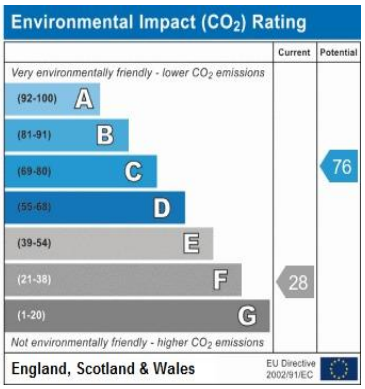
Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.





PRS Property Redress Scheme
Zoopla Smarter property search
PrimeLocation.com Find the home you deserve
rightmove find your happy