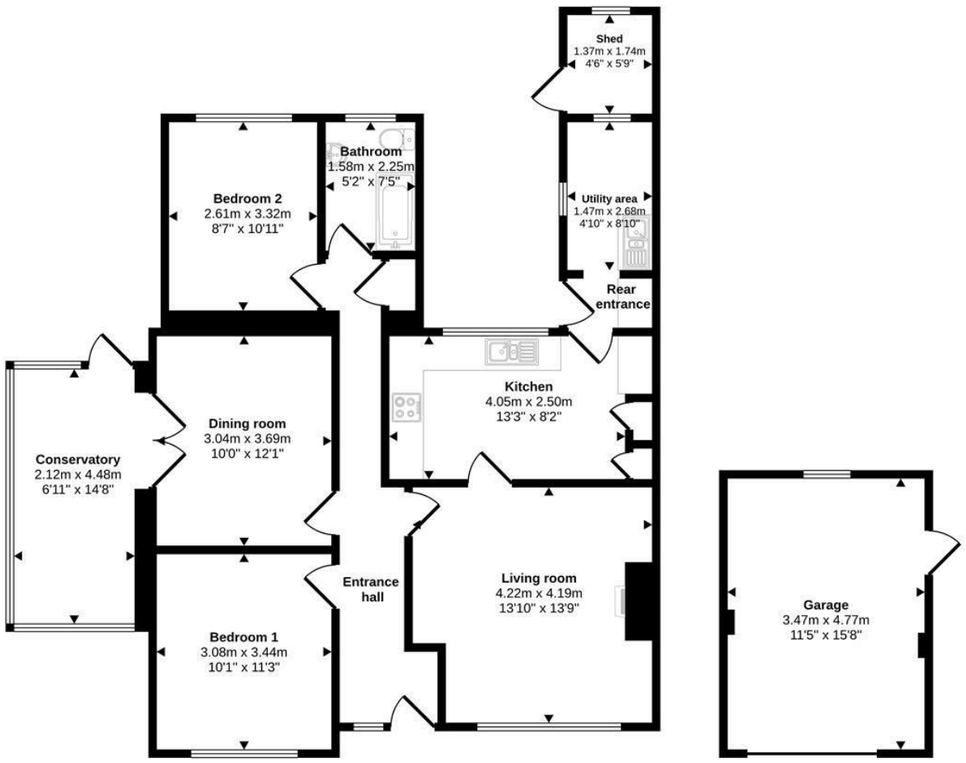
Approx Gross Internal Area
113 sq m / 1216 sq ft



Floorplan
Approx 96 sq m / 1038 sq ft

Garage
Approx 17 sq m / 178 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B' Ceredigion County Council

ref: ;LW/AMS/08/26/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. 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. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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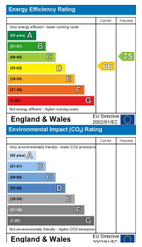






15 Rhyd-Y-Felin, Cardigan, Ceredigion, SA43 1AU

- Semi Detached Bungalow
- Lawned Garden To Front
- Three Reception Rooms
- Low Maintenance Rear Garden
- Gas Central Heating
- Walking Distance of Amenities
- Approx. 1.7 Miles To Coast
- Two Bedrooms
- Detached Garage
- EPC Rating: D



Offers In The Region Of £230,000

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The Agent that goes the Extra Mile







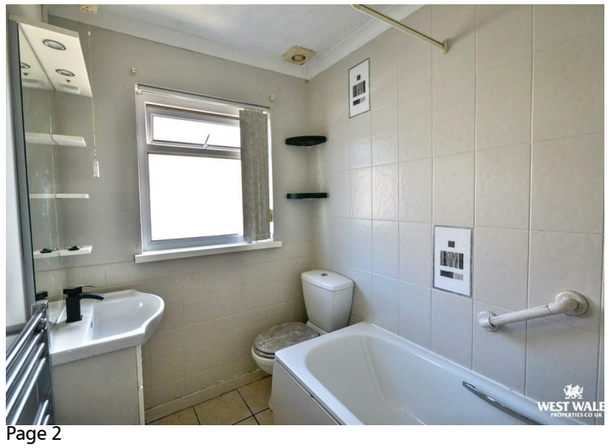


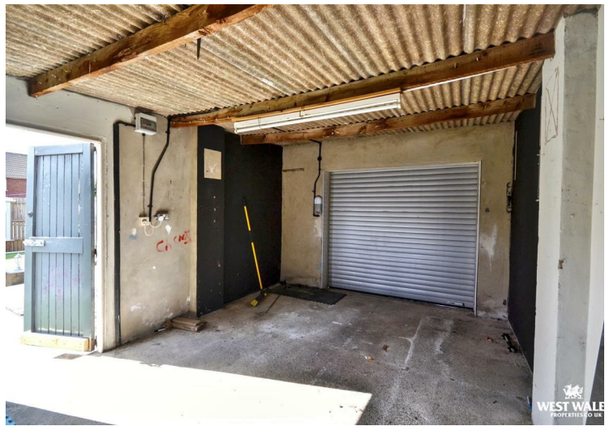












A semi-detached bungalow situated on the outskirts of Cardigan town, conveniently located within easy reach of a range of shops and local amenities, with the coast approximately 1.7 miles away. The property benefits from two double bedrooms, three reception rooms, a detached garage and enclosed garden.

On entering, the property opens into a welcoming entrance hallway. A door to the right leads into the living room, which overlooks the front garden, allowing natural light to flood the space. The room also features a fireplace with a gas fire. From the living room, a door leads through to the kitchen, which is fitted with a range of wall and base units. Two further doors provide access to useful shelved storage cupboards. To the rear, the kitchen provides access to the garden and a useful utility area. Located towards the left side of the bungalow is the dining room, featuring double-glazed panelled doors opening into the conservatory. The conservatory, also provides access to the rear garden. There are two double bedrooms, along with a bathroom fitted with a bath and shower over. A useful storage cupboard within the hallway houses the gas boiler.

Externally, the front of the property features a lawned garden with a pathway leading to the front entrance. The rear garden can be accessed from the side of the property, through the conservatory or via the rear porch. The garden is enclosed, and low maintenance. Comprises patio, decking and artificial lawned areas, providing a pleasant space for outdoor seating.
A detached garage is also situated within the rear garden and benefits from power, lighting and an electric up-and-over door.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, several public houses, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

From our Cardigan Office, proceed up the High Street onto Pendre and Aberystwyth Road taking the left-hand turn just before Aldi Supermarket onto Greenland Meadows. Proceed to the end of the road and turn right. Follow the road, and take the second left-hand turning onto Grove Park. Continue to the end of the road, and park opposite the garages / along the road. You can then walk through the garages to Rhyd y Felin. The bungalow will be denoted by our for sale board. What three words - ///eyepieces.message.intrigued



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.