



Cilddewi , Cilgerran, SA43 2SN

£169,950

A Two/Three Bedroom Semi Detached House which does require improvement works in the favoured village of Cilgerran with accommodation comprising: Entrance Hall, Sitting Room, Living Room, Kitchen, Two/Three Bedrooms and a Family Bathroom. Externally the property benefits from Parking, Gardens and a Detached Former Cow Shed.

Situation

The property is located at OS Grid Ref. SN 199427, in the North Pembrokeshire village of Cilgerran, which has established to the south of the River Teifi, within approx. 3.5 miles of Cardigan Town.

The village has a Junior School, village shop, village hall, 2 public houses and places of interest include the remains of its Historic Castle which stand overlooking the Teifi Gorge.

Description

Cilddewi is a semi-detached house of traditional solid stone walls, under slated roof. A flat roof Dormer window has been added to the rear elevation. Replacement Upvc sealed glazing units now installed. The front elevation is rendered.

Fronted by a protective walled forecourt.

Entrance Hallway



Understairs storage.

Sitting Room



Open beam ceiling, Gabarron electric heater.

Living Room



Two windows, Morso wood burner stove, open beam ceiling.

Kitchen



"Inglenook" area, electric heater, double drainer stainless steel sink unit, quarry tiled floor, open beam ceiling.

FIRST FLOOR

Landing



Bathroom



Panel bath with Mira electric shower over, pedestal wash basin, close coupled toilet, airing cupboard, electric heater.

Bedroom One



Electric heater.

Box Room



From the staircase, a door opens into:-

Dormer Bedroom

Electric heater, large window with views northwards towards the Gorge and beyond.

Outside



Off road parking available to the side.

Glass house. Rear Lawn.

Cowshed 20' x 11'9" (6.10m x 3.58m)



Former stone with corrugated asbestos roof cowhouse with 4 stalls.

Lean-to 8'4" x 7' (2.54m x 2.13m)

Services, etc.

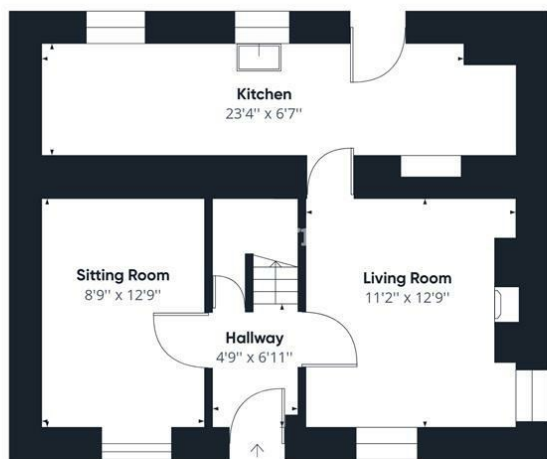
Services - Mains water, electricity and drainage.

Local Authority - Pembrokeshire County Council

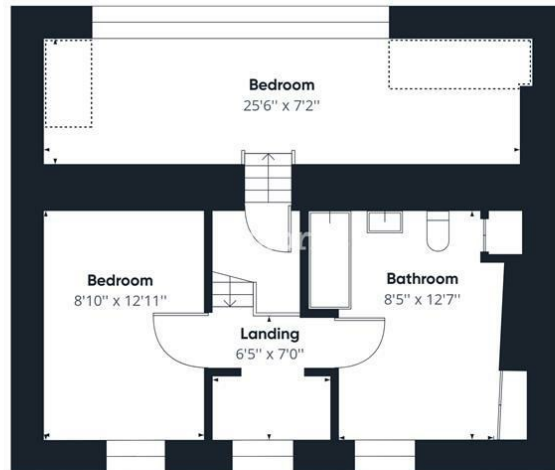
Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

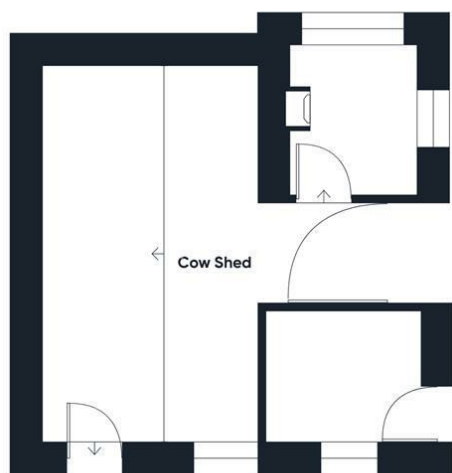
Floor Plan



Floor 0 Building 1

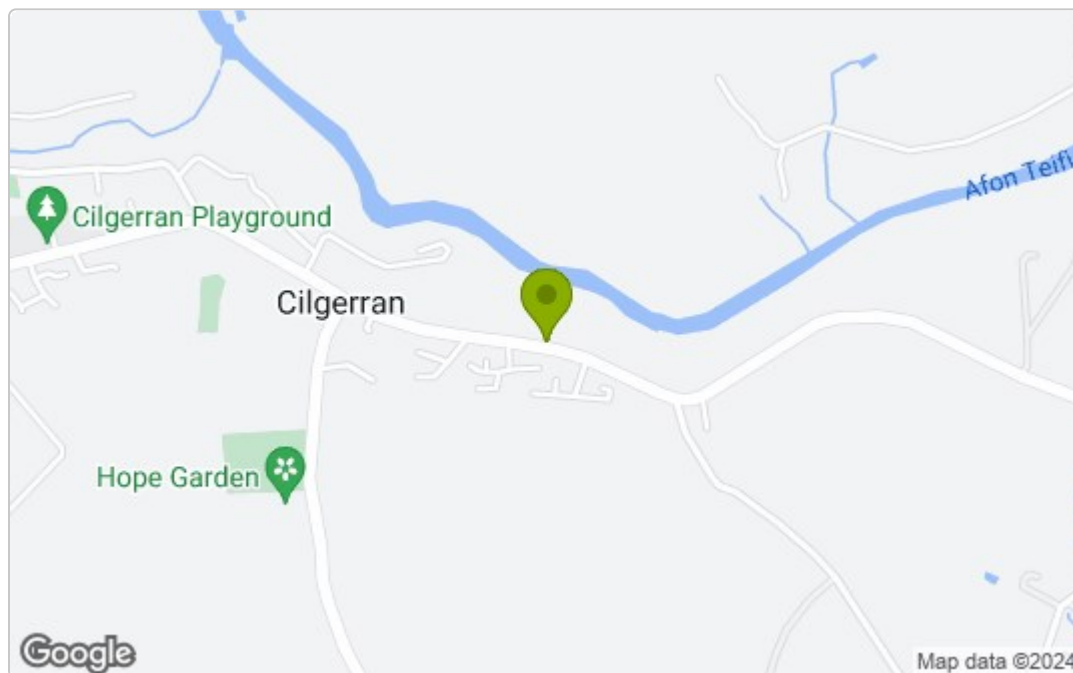


Floor 1 Building 1



Floor 0 Building 2

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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