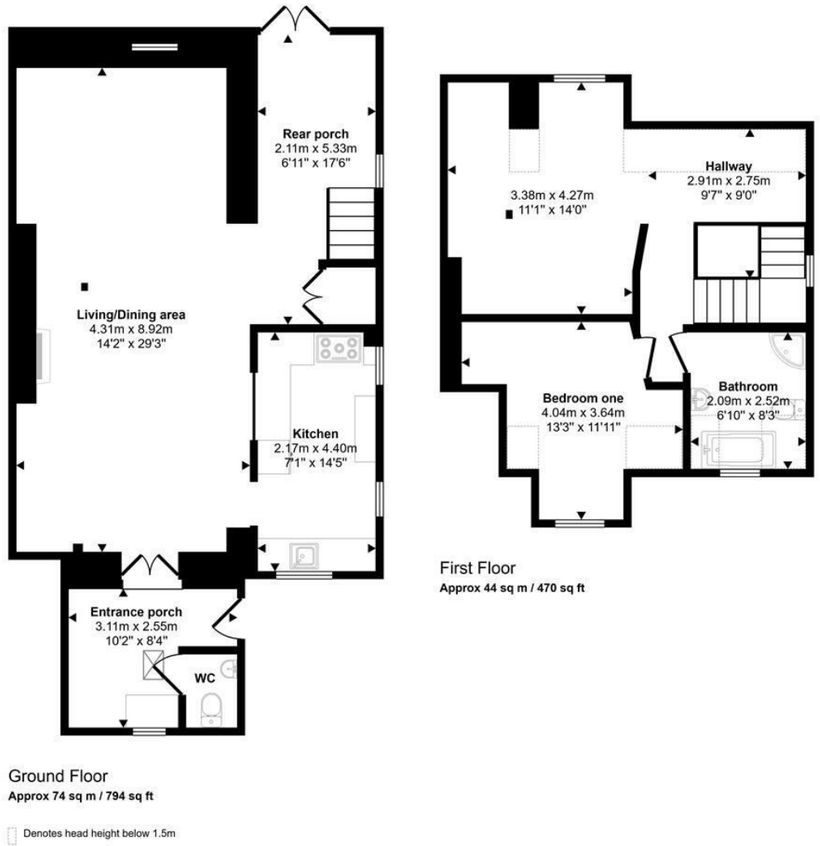
Approx Gross Internal Area
117 sq m / 1264 sq ft



Denotes head height below 1.5m

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 not available - Pembrokeshire County Council
AGENTS NOTE: Planning permission was granted in 2013 however the house has not been signed off with Building Regulations - if buying with a mortgage please check with your lender before viewing. The rear room on the first floor is open to the landing, it is currently being used as a bedroom. However there is no door or wall separating the two. Please watch the virtual tour to get a better understanding of this.

Ref: LW/AMS/05/26/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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

WEST WALES PROPERTIES .CO.UK

01239 615915
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES



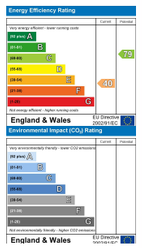






3 Llonwen Terrace Llandilo, Llandilo, Clynderwen, Pembrokeshire, SA66 7XR

- Semi Detached Cottage
- Off Road Parking
- Approx 6 Miles To Clynderwen
- Modern bathroom
- Oil Central Heating
- Full of Character & Charm
- Rural Location
- Open Plan Living / Dining Room
- Beautiful Garden
- EPC Rating: E



Offers In The Region Of £270,000

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

naea | propertymark PROTECTED
The Property Ombudsman

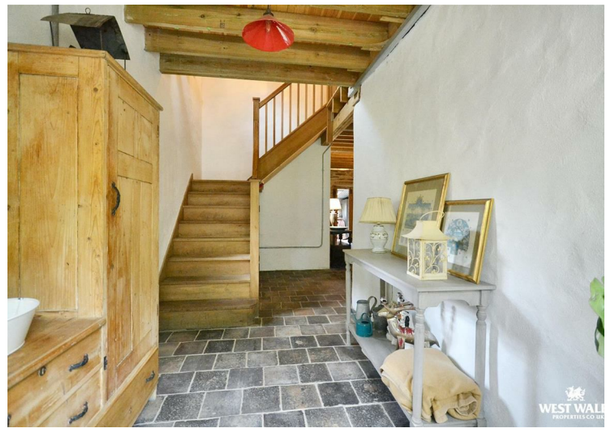
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

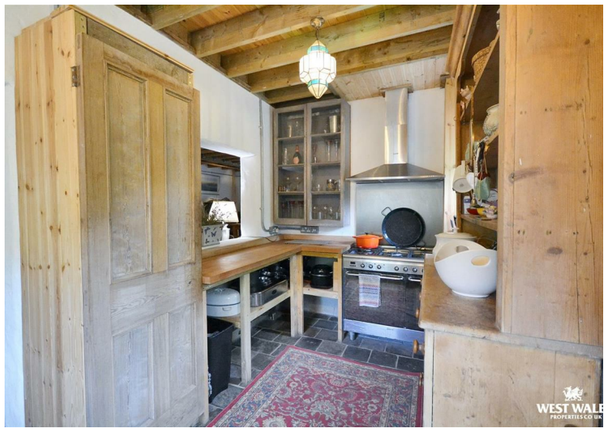
The Agent that goes the Extra Mile

Celebrating 30 Years of Business



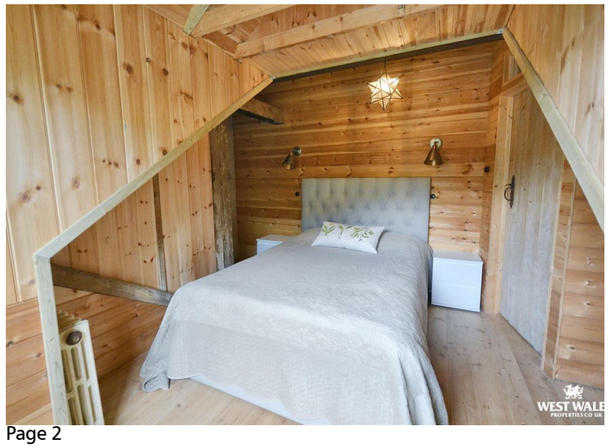


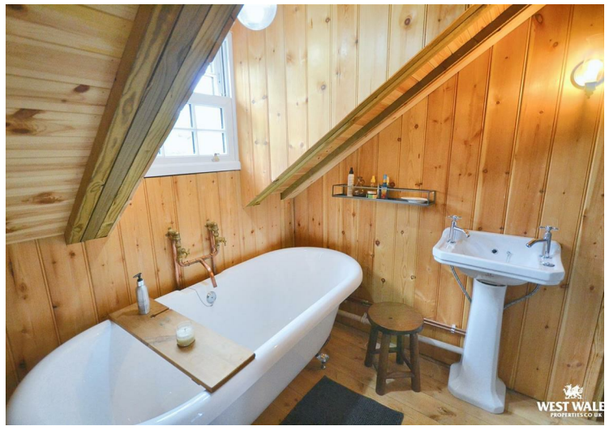
















A charming semi-detached cottage, beautifully renovated by the current owners, situated in the rural village of Llandilo, approximately six miles from the town of Clynderwen and its range of everyday amenities. Full of character and countryside charm, the property benefits from wrap-around gardens, additional land across the lane, and ample off-road parking.

The well-presented accommodation briefly comprises an entrance porch with tiled flooring, exposed stone feature wall, and useful worktop space, ideal for coats, boots, and everyday practicality. There is also a convenient ground floor WC. Double wooden doors open into the impressive open-plan living and dining area, which is rich in character with tiled flooring, exposed wooden beams, and a feature fireplace housing a cosy log-burning stove — creating a warm and inviting heart to the home.

An opening leads through to the charming country-style kitchen, fitted with wooden worktops and a traditional Belfast sink, perfectly complementing the cottage aesthetic. To the rear of the property is a useful rear hall with access out to the garden. A wooden staircase rises to the first floor, where the vaulted ceiling enhances the sense of space and light, creating an airy and welcoming atmosphere. Upstairs, there is a lovely room currently utilised as a bedroom with space for a double bed, with built in storage cupboards. This room is open to the landing. Further along the hallway is a further bedroom with views overlooking the front garden. Completing this floor, is a stylish family bathroom, fitted with a freestanding roll-top bath and separate shower enclosure, combining charm with modern convenience.

Externally, to the rear of the cottage is an enclosed, low-maintenance gravel seating area, ideal for outdoor dining and entertaining, along with a feature pond and further lawned garden. To the side, the garden is mainly laid to lawn with a variety of mature shrubs and flowering plants, while gated vehicular access provides the potential to create additional parking if desired. The property enjoys delightful gardens. Across the lane is an additional area of garden incorporating off-road parking, a lovely lawned space, and a wooden shed, all surrounded by mature woodland and trees.

The village of Llandilo is approximately 6 miles to the nearby town of Clynderwen which is a beautiful village nestled in Pembrokeshire close to the famous Preseli Mountains. Clynderwen is served by a railway network line going from Fishguard Harbour to London Paddington together with a regular bus service and major roads. The village is also served by a convenience store, chemist and hardware store Clynderwen's nearest major town is Narberth, the cosmopolitan town providing ample shopping facilities as well as entertainment and nightlife.

DIRECTIONS

Head out of Cardigan along the A478 and stay on this road until you reach the village of Crymych. Continue through the village on the A478 through the village of Pentregalar, continue for approximately 3.6 miles, and then turn right opposite a garage, signposted maenclochog. Continue along this road for approx 0.6 miles and then turn right at the junction, signposted Llangolmen. Continue along the road for approx 2.3 miles through the village of Llangolmen, continue passed Llandilo Chapel and then take the next left. Continue along this road for a short distance and the property will be located on your left hand side, it is the last one of the row, and the parking is opposite the property. What three words -



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