



## Glasfryn Penllyn, Cilgerran, SA43 2RZ

**£375,000**

This charming three/four bedroom semi-detached home occupies a generous plot, with ample space dedicated to off-road parking. The property has been thoughtfully updated over time, including a delightful rear kitchen extension that blends seamlessly with the original character of the house. While offering modern comforts, the home retains its traditional appeal, creating a welcoming and stylish living environment. Features include oil-fired central heating, extensive parking provision, garage, workshop log store and wc, along with a well-positioned summer house in the rear garden—ideal for relaxation, hobbies, or home working.



### Location

The property is located on the approach to the popular North Pembrokeshire village of Cilgerran, within walking distance of a well-regarded primary school and essential local amenities. Cilgerran is a sought-after village, known for its historic castle and scenic riverside setting, attracting both residents and visitors.

The market town of Cardigan lies a short drive to the south-west, offering a broader range of educational, retail, and recreational facilities. The larger town of Carmarthen is located approximately one hour's drive away, providing access to national retailers and a direct link to the A48 dual carriageway and M4 motorway network.

The surrounding area is celebrated for its natural beauty, including the Preseli Hills and the stunning Pembrokeshire and Ceredigion coastline, both within convenient reach of the property.

### Hallway



Enter via front door, stairs to first floor, radiator, doors to:

### Living Room



Feature fireplace with log burner, bay window, picture rail, radiator.

### Dining Room/Bedroom Four



Window, picture rail, radiator.

### Sitting Room/Office



The room is divided into 2 parts with Velux window, built-in storage cupboards, cupboard housing oil boiler, radiator.

### Kitchen/Diner



A spacious and inviting family room, thoughtfully divided into two sections and filled with natural light from multiple skylight windows. The well-equipped kitchen area features a wide range of wall and base units, ample worktop space, a 1½ bowl sink, double oven, gas hob with extractor fan, and a built-in dishwasher. Complemented by tiled splashbacks, two radiators ensure comfort throughout. Access is provided via a side door, patio doors, and an internal door leading to:



## Utility



Base cabinets with work surface over, single sink drainer unit, plumbing for washing machine, vent for tumble dryer.

## W.C.



Low flush wc, vanity unit with hand wash basin, tiled flooring, heated towel rail, Velux roof window.

## FIRST FLOOR

### Landing

Radiator, doors to:-

### Bedroom One



Window, access to insulated and boarded loft, radiator.

## Bedroom Two



Window, built-in wardrobe, radiator.

## Bedroom Three



Window, access to insulated loft, radiator.

## Family Bathroom



A spacious room with a four piece suite comprising panel bath, shower enclosure, pedestal hand wash basin, wc, window to the side, recessed spotlights.

## Externally



There is generous parking space available, ideal for accommodating a motorhome, caravan, or boat etc. There

is a detached garage with attached workshop, garden store, W.C and log store.

To the rear, you'll find a fully enclosed garden featuring a charming summer house and a secure, child-friendly area perfect for outdoor play.

### Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words: ///bathtubs.misted.forwarded

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to 79-80mbps upload and 0-20mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data

Three Voice & Data

O2 Voice & Data

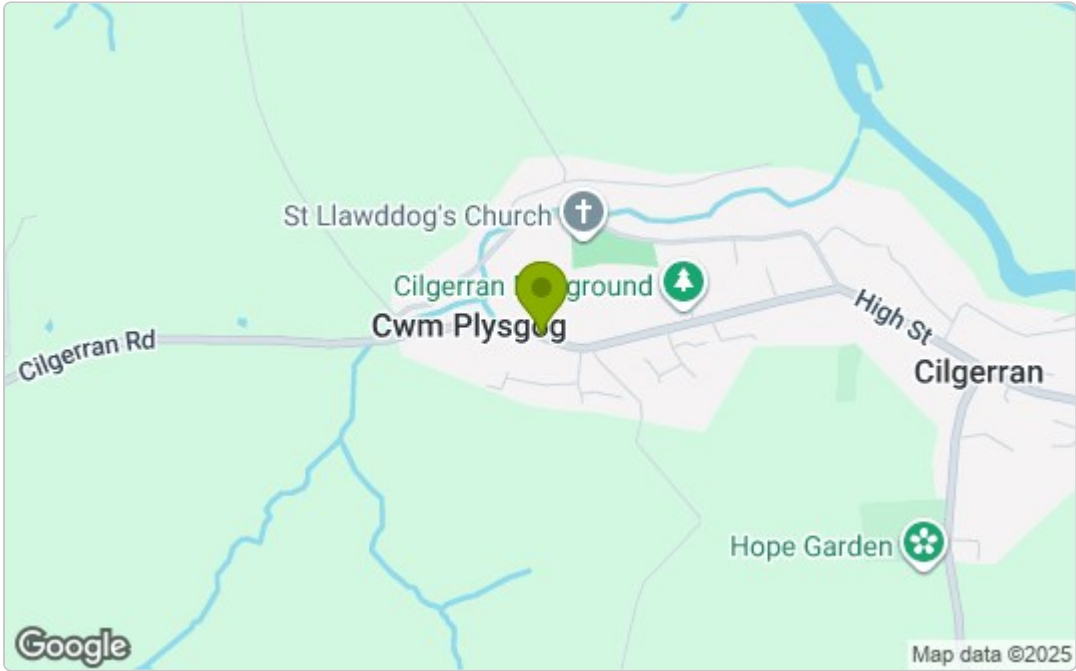
Vodafone. Voice & Data

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

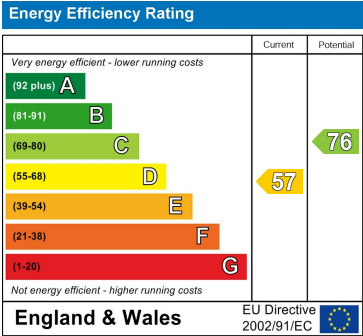
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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