



**32, Castell Corwg, Cardigan, SA43 2SH**

**Offers in the region of £275,000**



CARDIGAN  
BAY  
PROPERTIES  
EST 2021





- End of cul-de-sac position within Castell Corwg
- Open-plan lounge, kitchen and dining space
- Off-road parking and linked garage with electric door
- Modern kitchen with solid oak worktops
- Cilgerran village location with countryside nearby
- Three-bedroom link-detached house
- Wood-burning stove as a central feature
- Enclosed side and rear garden with patio and barbecue area
- Easy access to Cardigan and Cardigan Bay
- EPC Rating E

### About The Property

This modern three-bedroom link-detached house sits at the end of a cul-de-sac within the well-kept Castell Corwg development, on the edge of the popular village of Cilgerran. The position works well, with open countryside close by and the village centre within walking distance, while the historic market town of Cardigan lies around 3.8 miles away, offering a strong mix of independent shops, cafés and everyday amenities. The coastline and sandy beaches of Cardigan Bay are also within easy reach, making this a practical base for both village and coastal living in West Wales.

A canopied entrance opens into a useful inner hall with stairs rising to the first floor, an understairs WC with a wash hand basin, and doors leading into the main living space. The layout works well for everyday life, with a natural flow between rooms and a clear separation between living areas and upstairs accommodation.

The open-plan lounge, kitchen and dining area form the heart of the house. Wood-effect tiled flooring runs throughout, making it easy to live with while tying the space together visually. The lounge area sits to one side and centres around a substantial wood-burning stove set on a curved hearth, creating a strong focal point, with a window overlooking the side garden.

The dining area is positioned between a further side window and French doors that open directly onto the rear patio, giving a useful link between indoor and outdoor space. The kitchen is modern in style, fitted with matching base and wall units and solid oak worktops. A range-style Belling gas oven with extractor sits neatly within the layout, with space for a freestanding fridge/freezer and dishwasher. The one-and-a-half bowl sink is set beneath a window looking out over the rear garden, and a separate back door provides additional access outside.



Continued.

Upstairs, the landing gives access to all three bedrooms, the family bathroom, and an airing cupboard. Bedrooms one and two are comfortable doubles, both benefiting from built-in wardrobes, while the third bedroom is a single with useful built-in storage, working equally well as a child's room, home office or hobby space. The bathroom, which was fitted in August 2025, is fitted with a bath with shower over, WC and wash hand basin, finished in a clean, modern style.

The owners have also had a 100% wool carpet installed in January 2026.

Outside, the property offers off-road parking to the front and a linked garage with an electric roller door. The garage provides practical storage or scope for alternative use, such as a home gym or workshop, and houses the gas-fired combi boiler. A rear door opens directly into the garden, adding to its day-to-day usefulness. A lean-to shed sits along the gravel path linking the

side garden to the front, offering additional secure storage while maintaining privacy.

The garden wraps around the side and rear of the house and feels nicely enclosed. It includes a lawn, raised flower and shrub borders, and a productive vegetable growing area. A slate-paved seating area works well for outdoor dining, complemented by a block-built barbecue area. An undercover dining space sits alongside a versatile garden shed or play area with electricity connected and further storage above. A discreet section near the garage allows for the storage of gas bottles, keeping practical elements neatly tucked away. Overall, the outside space is well thought-out and flexible, suiting both entertaining and everyday use.

For those looking for a well-presented home in a popular village setting, with easy access to both Cardigan and the coast, this is a property well worth viewing.

#### INFORMATION ABOUT THE AREA:

Cilgerran itself is positioned on the banks of the River Teifi in Pembrokeshire, well known for riverside walks, fishing and its

long-established coracle races. The village benefits from a primary school, historic castle, wildlife centre, village hall and a selection of local shops and services, giving it a strong sense of community without feeling isolated.

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Entrance Hall

6'5" x 6'3"

W/C

6'5" x 6'6" (max)

Lounge

13'6" x 13'4"

Kitchen / Dining area

20'4" x 9'8"

Landing area 1

5'6" x 3'5"

Landing area

3'0" x 6'11"

Bathroom

8'0" x 6'3"





Bedroom 1

12'2" x 9'10"

Bedroom 2

10'10" x 9'9"

Bedroom 3

10'3" x 7'7"

Garage

16'11" x 9'4"

#### IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C - Pembrokeshire

County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage

Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating / A log burner in the lounge

BROADBAND: Connected - TYPE -

Superfast \*\*\*add in speeds eg - up to 80 Mbps Download, up to 20 Mbps upload \*\*\* FTTP, - PLEASE CHECK COVERAGE FOR THIS

PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

MOBILE SIGNAL/COVERAGE INTERNAL:

Signal Available , please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that usual cul de sac restrictions apply

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.



**VIEWINGS:** By appointment only. The vendor has informed us that the cul-de-sac is in the process of being adopted by the Council but has not been completed yet. The field to the rear left is in the village permitted development. The property is subject to the usual Cul-de-Sac covenants. If you wish us to send you copies of these, please let us know and we will be happy to send them to you.

**PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.**

**GENERAL NOTE:** All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services

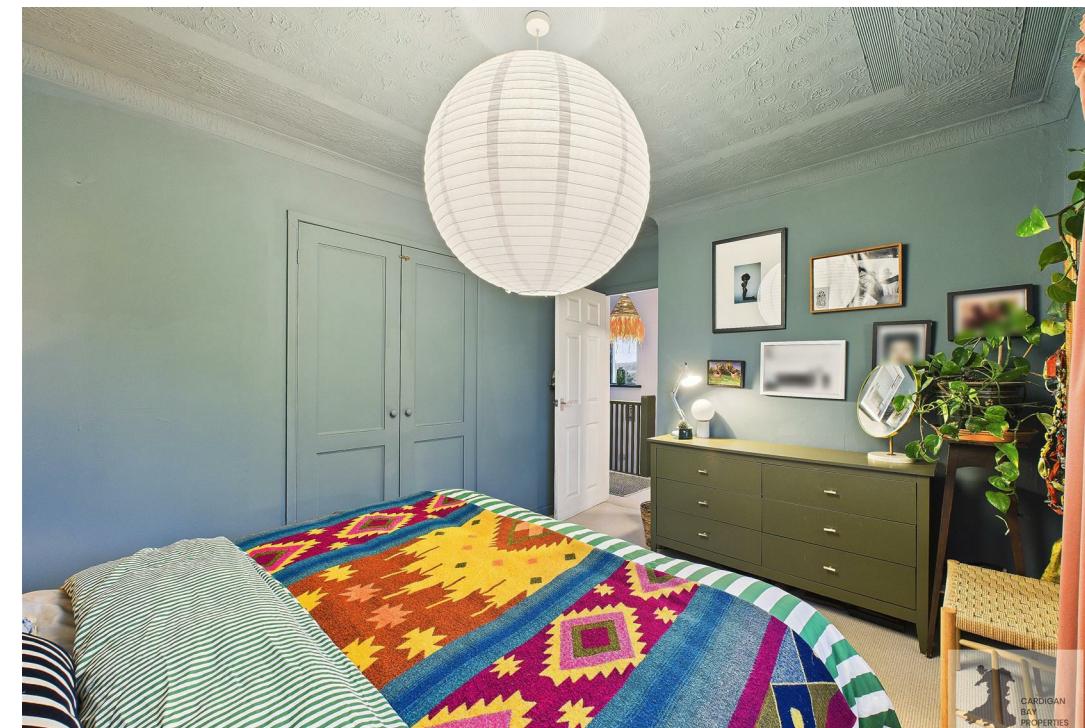
listed in these details have not been tested.

**MONEY LAUNDERING REGULATIONS:** The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/01/26/OK/TR

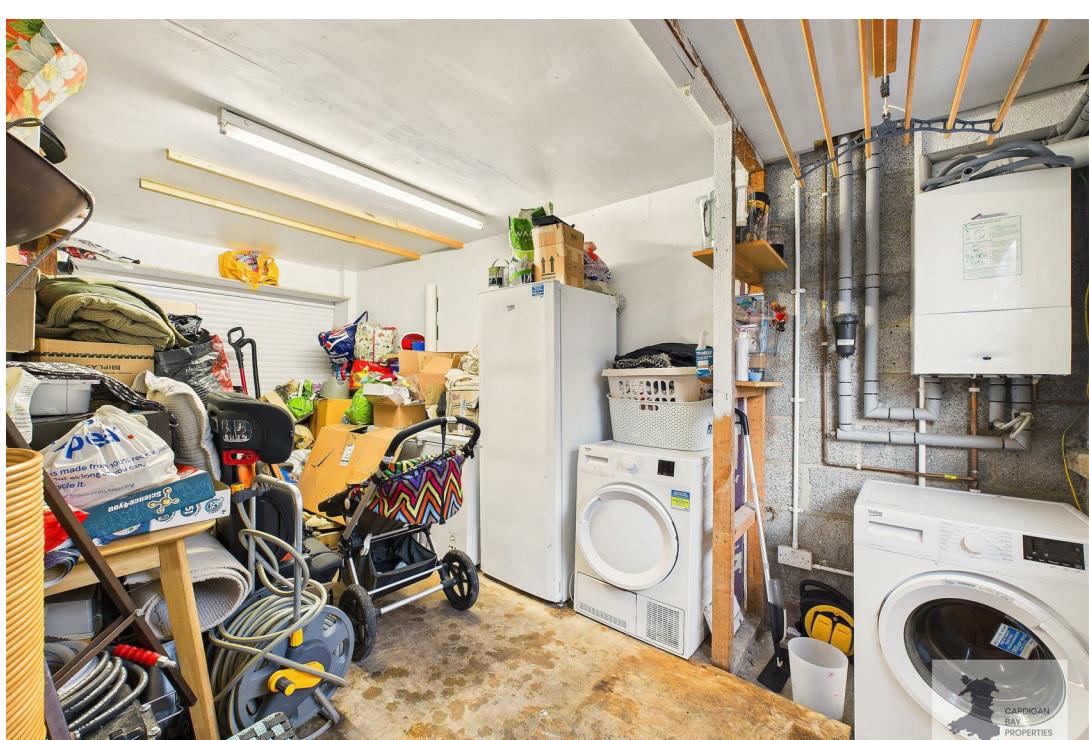








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#### DIRECTIONS:

From Cardigan travel on the A487 towards Cilgerran. At the village of Penybryn turn left, opposite the pub and head into Cilgerran. As you enter the village turn right opposite the primary school into Castell Corwg, into the cul-de-sac take the first right, then left and the property is at the end of the Cul-de-sac in the right corner, donated by our for sale board.





Approximate total area<sup>(1)</sup>

97.1 m<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m

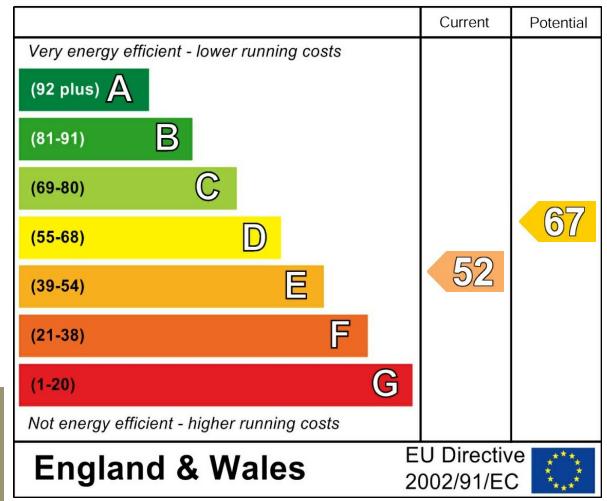
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.



### Energy Efficiency Rating



**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.