

Floorplan

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 'D' Ceredigion
DRAINAGE: We are advised that this property is served by private drainage.
CONSTRUCTION: Please note that part of the property is of a non standard construction, contact the office for further information.

Ref:LW/AMS/12/23/OK

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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.

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

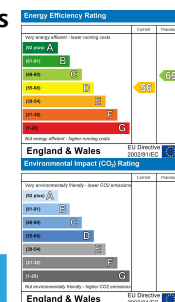
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Morawel Felinwynt, Cardigan, Ceredigion, SA43 1RW

- Detached Bungalow
- Three Bedrooms
- Sea & Countryside Views
- Approx 2.6 Miles To Aberporth Beach
- Electric Economy 7 Heating System
- Indoor Hydrotherapy Pool
- Potential To Convert Annexe/Further Bedrooms
- Front & Rear Garden
- Owned Solar Panels
- EPC Rating: D



Offers In The Region Of £399,000

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The Agent that goes the Extra Mile





A detached bungalow situated in the rural village of Felinwynt, conveniently located approximately just 2.4 miles to the popular beach Mwnt, and 2.8 miles to Aberporth. The property has solar panels and added energy saving devices, assisting with the running costs of such a property. The property also benefits from having its own custom made hydrotherapy pool where specialist exercises can be carried out in the warm water.



You enter the property into the porch, where there are useful fitted cupboards, perfect for storing shoes and coats. A door from here leads into the kitchen where there are fitted wall and base units, an electric Rangemaster, an electric heater fitted into the plinth as well as an infrared heater on the wall. From the kitchen there is a door leading into the integral double garage, which is currently used as a utility room, there are fitted units and plenty of storage space and room for a vehicle. The spacious living room benefits from a Nordica wood burner, and again has space for a dining table, with wonderful views overlooking the front garden, as well as the sea and countryside beyond. The hallway leads to three bedrooms, two of which are double with one having access to the Jack and Jill shower room which has under floor heating. There is a further family sized bathroom with separate bath and shower. A door from the hallway leads to the extension which was added by the current owners and where the hydrotherapy pool has been installed.

Externally to the front of the property is a tarmac drive offering off road parking for several vehicles as well as a double garage with power and lighting. The front garden is laid to lawn with a small patio area, perfect space for pots and planters. From the front garden there are far reaching views of the sea and countryside. The rear garden is south facing and can be accessed via the side of the property, and again is laid mainly to lawn with a patio seating area. The garden is bordered by a hedgerow and has a variety of mature shrubs and trees. There is a greenhouse and useful outdoor storage shed. With Aberporth beach being approximately just a 5 minute drive away, this is a wonderful coastal property – viewing highly recommended.



The rural village of Felinwynt is situated 2.5 miles North West of Cardigan town, 2.7 east of the sea side village of Aberporth and only 3 miles away from the National Trust owned, sheltered sandy beach of Mwnt and close to an 18 hole championship golf course at Gwbert on Sea. Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. The town boasts a Castle, primary and secondary schools, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure center, restaurants, coffee shops and many local shops.

Entrance Porch

Bedroom One

Bedroom Three

Kitchen/diner

Ensuite Shower Room

Indoor Pool

Living room

Bedroom Two

Integral Double Garage

DIRECTIONS

From our Cardigan office head through the high street pass the spar shop and turn left onto Gwbert Road. Continue along this road for 0.7 miles and turn right, continue for 2 miles, and turn right once you reach the junction. Follow the road for 1.7 miles and the property will be situated on your left hand side. What 3 Words Reference - ///dress.forgiven.comedy



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