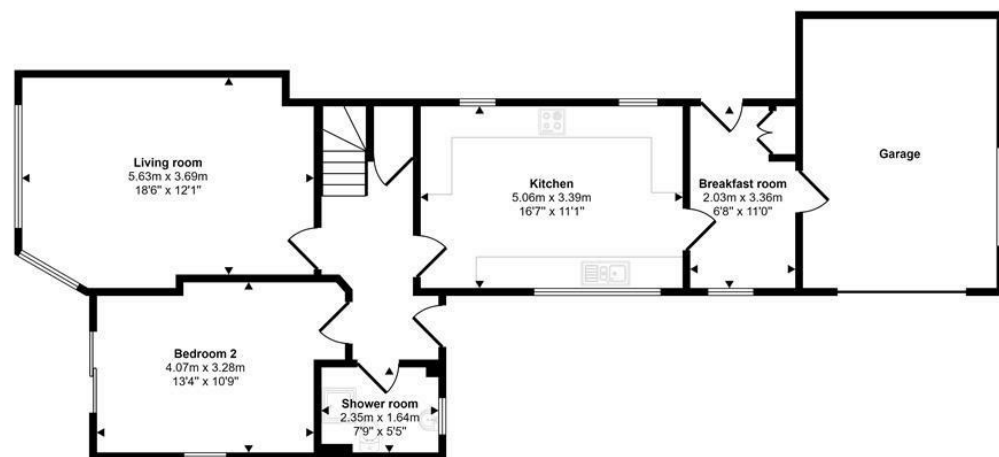
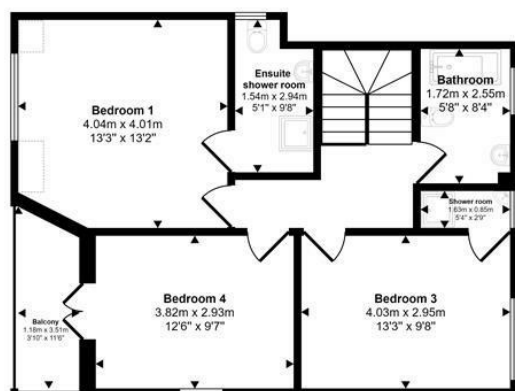


Approx Gross Internal Area
156 sq m / 1676 sq ft



Ground Floor
Approx 95 sq m / 1020 sq ft



First Floor
Approx 61 sq m / 656 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.
TAX: Band "F" Ceredigion County Council

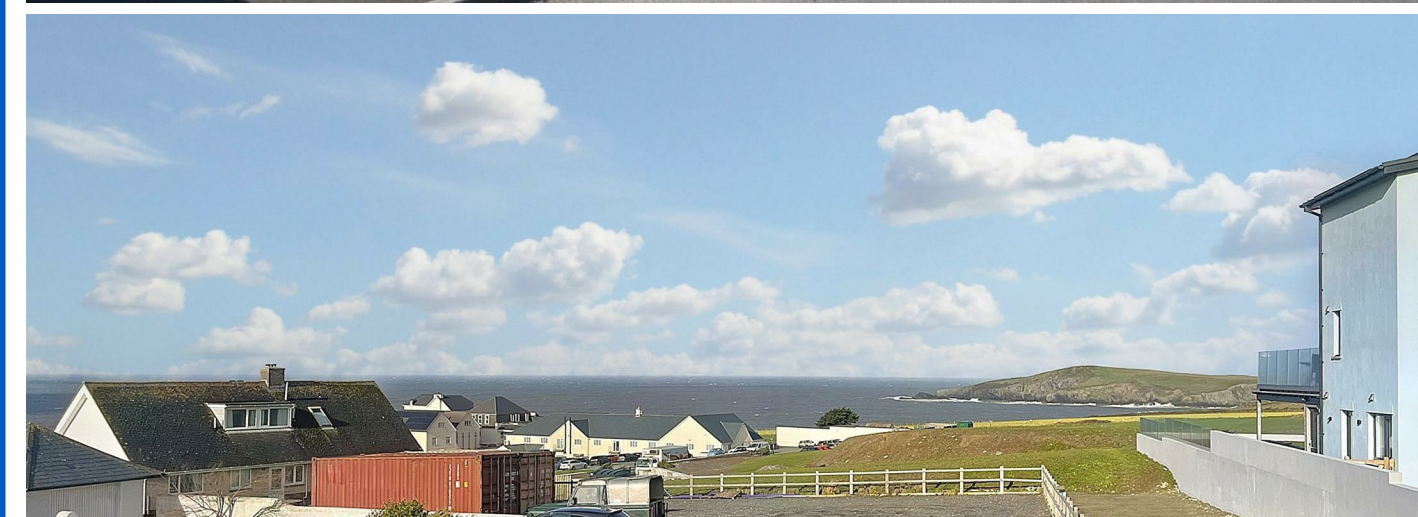
AGENTS VIEWING NOTES...We would respectfully ask you to call our office before you view this property internally or externally

FLOOR PLANS... Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

ref: LW/AMS/01/24/OK/AMS
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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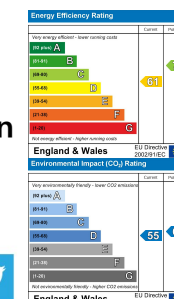
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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



Tradewinds Gwbert, Cardigan, Ceredigion, SA43 1PP

- Wonderful Sea Views
- Detached House
- Integral Garage & Off-Road Parking
- Family Home Or Investment Opportunity
- Oil Central Heating
- Walking Distance To The Coast
- 4 Bedrooms & 2 Bathrooms
- Paved Garden & Balcony
- Approx. 4 Miles to Cardigan Town
- EPC Rating: D



Offers In The Region Of £385,000

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





Situated in the popular coastal village of Gwbert and just walking distance to the coastal path and nearby coves, this property would make a great holiday or family home. This well-presented property benefits from off-road parking, oil central heating, and wonderful coastal views overlooking Cardigan Island and Poppit Sands.

The accommodation briefly comprises: an entrance hallway, a living area with beautiful sea views, the kitchen has matching wall and base units from here there is access to the breakfast room where there is a fitted breakfast bar, and access to the integral garage with double glass doors leading to the side of the property. On the ground floor there is also a shower room and bedroom with sliding doors leading out to the patio garden area. On the first floor there are three double bedrooms, one being the master bedroom with en-suite and beautiful views overlooking the coast, and another bedroom benefiting from French doors opening to a balcony seating area, an ideal place to sit and enjoy the stunning sea views and spectacular sunsets!

Externally, the property is secured and accessed via metal gates, leading to the integral garage with light and power supply. To the front and side, the garden is mainly paved and showcases a variety of shrubs and flower beds, offering a perfect place to sit and enjoy the views or for outside entertaining.

Gwbert, or Gwbert-on-Sea as it's also known, is a small hamlet located on the cliff top at the mouth of the Teifi Estuary, 3 miles northwest from the popular market town of Cardigan.

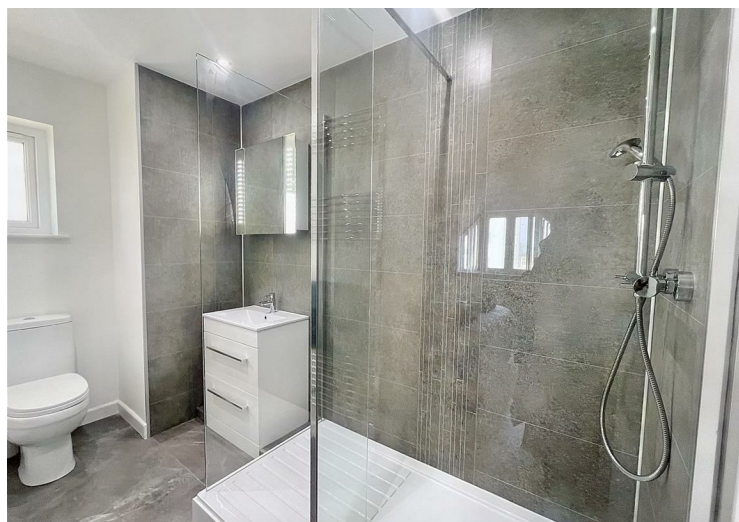
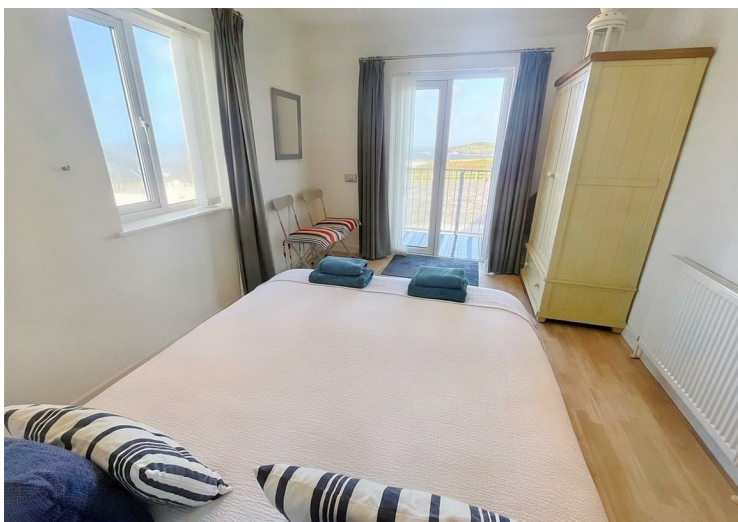


There are many attractions nearby including; Ceredigion Coastal Path which takes you from Gwbert on up north to Aberporth and beyond, Cardigan Golf Club which offers a testing and breath-taking round of golf with the stunning sea views! Cardigan Island Farm Park which offers a fun day out for the family and a chance (if you're lucky) to see the Bottlenose Dolphins and Atlantic Grey Seals from dry land. And the beaches of Mwnt (3.7 miles), Poppit Sands (6.1 miles) and Aberporth (7.1 miles) are all within easy driving distance.

Entrance Hall	Bedroom	Landing	Shower Room	En-suite
Lounge	Kitchen	Bathroom	Bedroom	Integral Garage
WC	Breakfast Room	Bedroom	Bedroom	

DIRECTIONS

From Cardigan proceed into Gwbert and bear right at the entrance to the Cliff Hotel. Continue up the hill passing the Gwbert Hotel and Flat Rock Restaurant, taking the next right. Tradewinds will be the first property on your left. What three words - ///axed.scrolled.speedy



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