



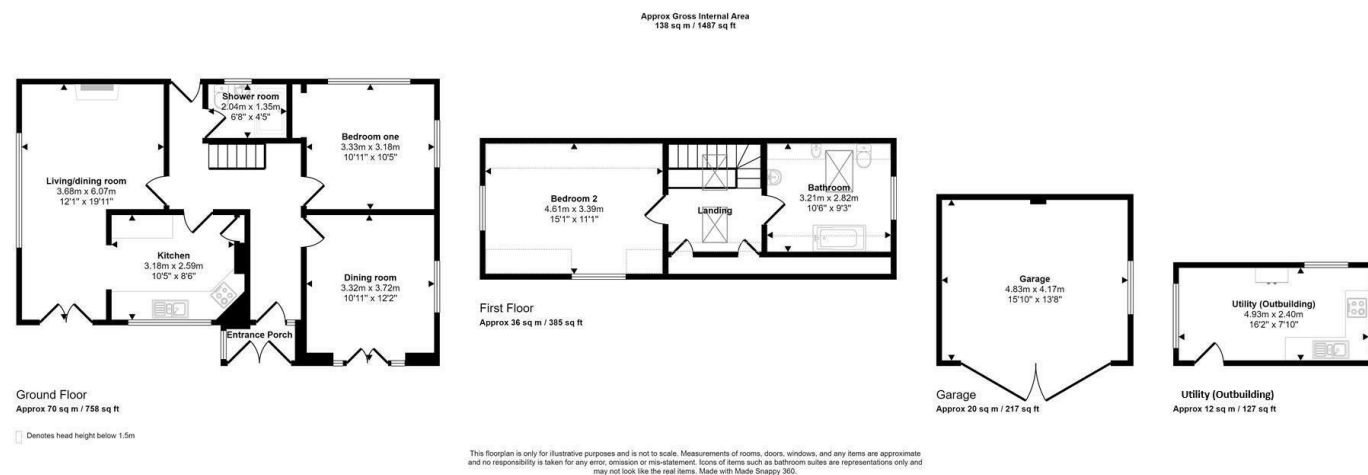
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*THE AGENT WITH THE  
LONDON CONNECTION*



**Nanjizal Caemorgan Road, Cardigan, SA43 1QU**

- Superb Detached Dormer Bungalow
- Wonderful Countryside Views
- Gardener's Paradise
- Close To Cardigan Town & Ceredigion Coastline
- Oil Central Heating & Solar Thermal Panels
- Two / Three Bedrooms
- Set within Approx 0.6 Acre Landscaped Grounds
- Summerhouse & High-spec Utility Outbuilding
- Double Garage & Off-Road Parking
- EPC Rating: C

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.

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On the market for the first time in 15 years we are proud to present this superb three-bedroom detached dormer bungalow, situated in a semi-rural location with fantastic far-reaching countryside views, an intricate landscaped wrap-around garden and section of woodland with mature trees totalling approximately 0.6 acres.

This property is well suited to someone looking to live a peaceful, self-sufficient lifestyle whilst remaining connected to local services and community links. The vibrant market town of Cardigan being just a short drive away and approximately 10 minutes drive to the wonderful Ceredigion coastline with its grey seals and bottle nose dolphins!

Additionally, the property has been modernised over time and currently boasts an energy Rating of “C” ensuring economical running costs.

The ground floor accommodation briefly comprises, an entrance porch, leading into the hallway. There is a modern fitted kitchen, with matching wall and base units, and a picture window overlooking the front garden and far-reaching countryside views. An opening from the kitchen goes into the living/dining area, where again there are wonderful views, a log burning stove, and French doors that lead out to the front of the property.

There is a double bedroom, a shower room and a dining room - which could be utilised as a third bedroom.

The staircase leads to the first floor where there is a landing with Velux windows, a master bedroom and the family bathroom with freestanding rolltop bath.

Externally, on two sides, the property runs adjacent to open farm land panoramic views and is approached via a sweeping gated drive from the road. There is a gravelled parking area with ample off-road parking for multiple vehicles and a double garage.

A tremendous amount of thought and considered planning has been put into creating the grounds around the house by the current owner, connected pathways invite you on a journey throughout the beautifully landscaped garden, exploring the many areas of interest and captivating formal and informal floral borders, the planting scheme has been designed to showcase colour throughout the year. There is a feature pond, potting shed and more usefully a glazed wooden summerhouse, extending your enjoyment of the garden into the cooler months. Various paved and seating areas are found throughout the grounds, allowing you to take in the views and enjoy your surroundings.

There is a magical woodland area home to a variety of majestic mature trees and wild shrubs, once a part of the neighbouring Caemorgan Estate & Manor House, this is certainly a rare addition to find included with a modern home.

Immediately to the rear of the house there is a very useful multi-functional outbuilding, housing the central heating boiler, the hot water tank, the washing machine, a fridge freezer and additional food storage, as well as being a fully-equipped second kitchen with electric hob and stainless-steel sink.

Viewing is highly recommended to appreciate what this property has to offer!

**\*\*Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and shipbuilding area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.\*\***





DIRECTIONS

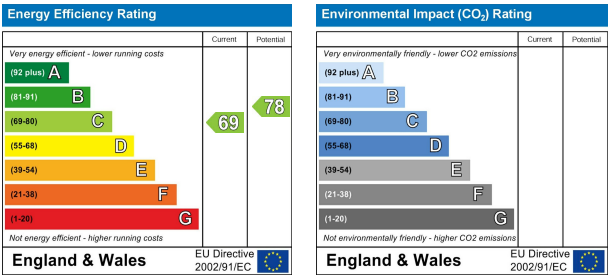
From Cardigan, proceed North on the A487 carriageway towards Penparc. As the carriageway narrows, turn left onto Caemorgan Road and proceed for approximately 150m. As the road turns to the right there is a lane in front of you, continue down the lane taking the first right through the gate. What 3 Words Reference = ///deciding.lingering.sugar

GENERAL INFORMATION

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 'E' Ceredigion  
DRAINAGE: We are advised that this property is served by private drainage.

ref: LW.AMS/08/24\_OK\_LW

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AERIAL VIEW

