



Caeronen, Gwbert Road, Cardigan, SA43 1PH

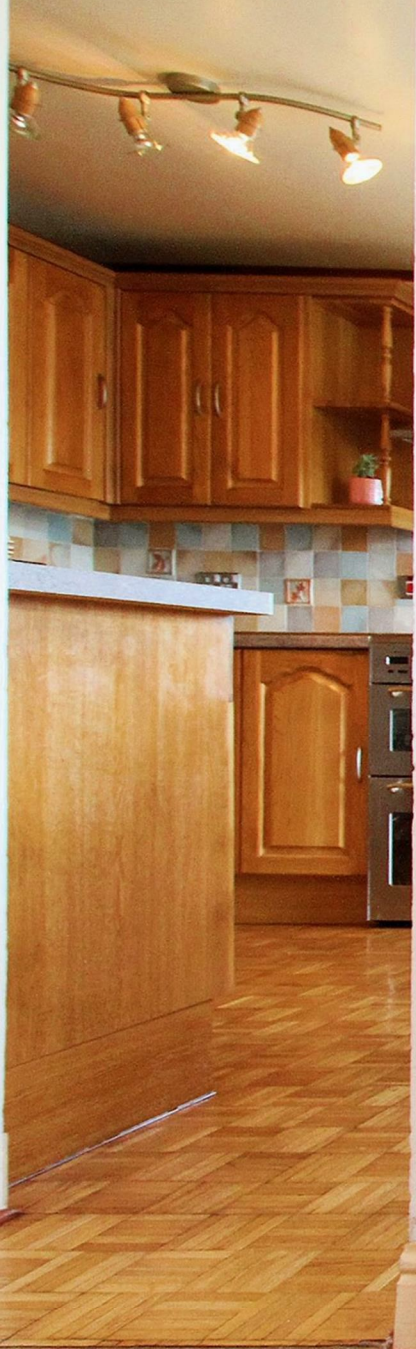
Offers in the region of £365,000

 3  1  2  E



CARDIGAN
BAY
PROPERTIES

EST 2021



Caeronen, Gwbert Road, SA43 1PH

- Impressive 3 bedroom, detached house
- Sweeping driveway
- Popular Cardigan town location
- Within 5 min drive to Gwbert
- Rear & front gardens
- Set within its own grounds
- Original character features
- Close to local amenities
- Close to the coast and beaches
- EPC rating : E

About The Property

An impressive, period 3 bedroom detached house, full of original features, sitting within its own grounds, located on the popular Gwbert Road, on the outskirts of Cardigan town, and within walking distance to the schools, shops, supermarkets and more in this popular town location. With ample off-road parking, set back from the road, and within easy driving distance of Gwbert and the west Wales coast of Cardigan Bay, its many pretty, sandy beaches and the Ceredigion coast path.

Access to the premises is via the arched entrance porch, with original patterned tiled flooring, that leads through glass doors into the classic entrance hall, with stairs to the first floor, and doors off to; the dining room, lounge, office and the downstairs w/c. The dining room benefits from two bow windows, a serving hatch, an original tiled open fireplace and hearth, and a doorway off to the kitchen. The lounge is a spacious room that could easily be used as a dining room as well as a lounge, with built-in shelving, an open fireplace with tiled surround and hearth, patio doors opening out to the rear patio and garden, and a doorway to the side hallway with boiler room/pantry, utility area, hallway to the side external door and the kitchen. The kitchen has original parquet flooring, a range of base and wall units, a sink and drainer, a freestanding cooker and space for a kitchen dining table. From the kitchen, a door gives access to the side hallway and side entrance, a utility area with a Belfast sink, base units and space and plumbing for a washing machine, and the pantry, which has shelving along the wall and houses the oil-fired boiler that services the central heating and hot water. The downstairs w/c (accessed from the front hallway) has a toilet and wash hand basin, while the office that is located at the front of the house is a handy room that could be adapted for a variety of uses. All these rooms reflect the period of this house which has been a treasured family home

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Details Continued

As you walk up the sweeping stairs you pass a picture window with original stained glass, and on up to the landing. Doors lead off to, the 3 bedrooms, family bathroom and separate w/c. The master bedroom has bow windows with the original stained glass panes, this room has an added secret, you open the built-in wardrobe to find a narrow doorway giving access to a small attic room which could be used for additional storage, but also could be a large walk-in wardrobe or adapted to an en-suite or even an office (subject to the necessary planning consents). The second bedroom overlooks the rear garden and has a built-in wardrobe, and the third is a smaller double. The rear landing has an airing cupboard, a loft hatch giving you access to the spacious boarded attic above that could be adapted to create a loft conversion if stairs are installed (subject to the relevant building regulations). A family bathroom with bath, w/c & wash hand basin unit, and there is also a separate w/c with toilet and wash hand basin located in the rear landing.



Externally

This property is approached via a sweeping driveway with parking for 4 vehicles and has a lawn area to the front. The rear of the property can be accessed from either side of the house. To the right is a wooden gate with a pathway to the side entrance and onto the back garden, with a brick/block garden shed, a rear patio area and a lawn garden area with fir trees located to the rear of the garden. There is some additional space behind the trees that could be utilised to make the garden larger, there is a concrete pathway separating the lawns, an additional garden wooden shed, and as there is a further gravelled area to the other side of the property that would also be a nice space for a seating and relaxing area.

This is an impressive home, located in a sought-after location, an opportunity not to be missed.

Entrance porch
6'2" x 3'3" (1.889 x 1.005)

Hallway
11'6" x 6'3" (3.515 x 1.906)

Office
7'11" x 5'5" (2.419 x 1.663)

w/c
5'8" x 5'4" (I shape) (1.728 x 1.635 (I shape))

Lounge
22'7" x 14'11" (6.899 x 4.566)

Dining room
14'4" x 11'6" (into bay) (4.372 x 3.520 (into bay))

Kitchen
16'9" x 8'11" (5.106 x 2.735)

Side Hallway
9'0" x 2'10" (2.748 x 0.889)

Utility area
8'9" x 4'9" (2.680 x 1.458)

Pantry / Boiler Room
9'0" x 2'9" (2.749 x 0.844)

1st Floor Landing

Bedroom 1
15'0" x 12'0" (into bay) (4.573 x 3.671 (into bay))

Side Attic room
26'2" x 9'2" (7.980 x 2.802)

Bedroom 2
12'1" x 7'11" (3.699 x 2.414)

Bedroom 3
12'8" x 11'10" (3.87 x 3.61)

Side Landing

Family Bathroom
10'2" x 6'0" (3.106 x 1.845)

w/c
6'3" x 4'2" (1.917 x 1.281)

Block/Brick shed

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: E, Ceredigion County Council
TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that 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.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage.

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

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

MOBILE SIGNAL/COVERAGE: 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/>)

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

COASTAL EROSION RISK: None in this location

VIEWING INFORMATION: In need of some updating in places.

TR/TR/02/23/OKTR





Directions

From Cardigan town centre head up the high street heading up North Road towards Tesco. Turn left just past the secondary school onto Gwbert Road, continue down the road and straight over the mini-roundabout towards Gwbert, the property is the 4rd property on your left, denoted by our for sale board.

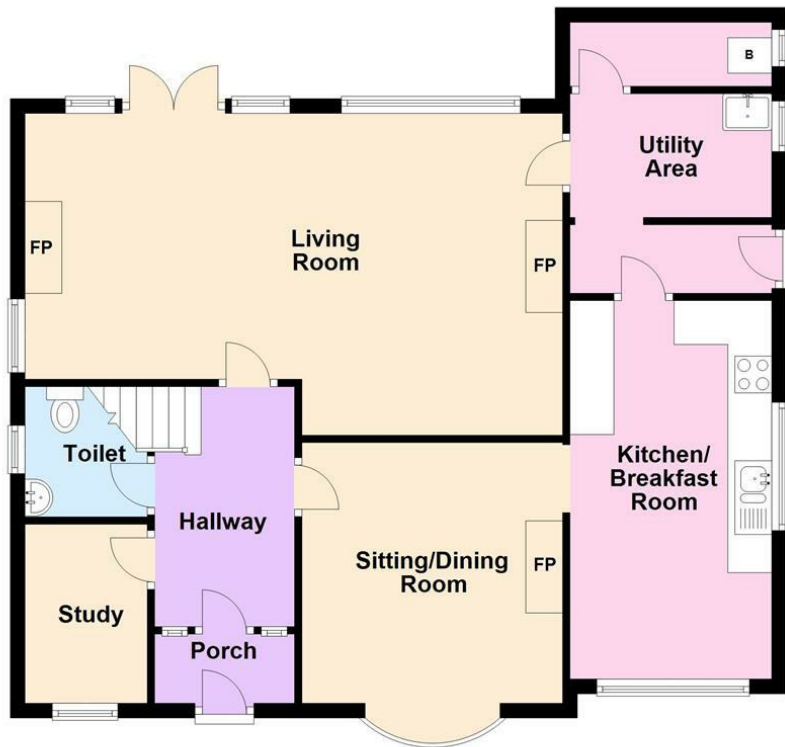
INFORMATION ABOUT THE AREA:

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.



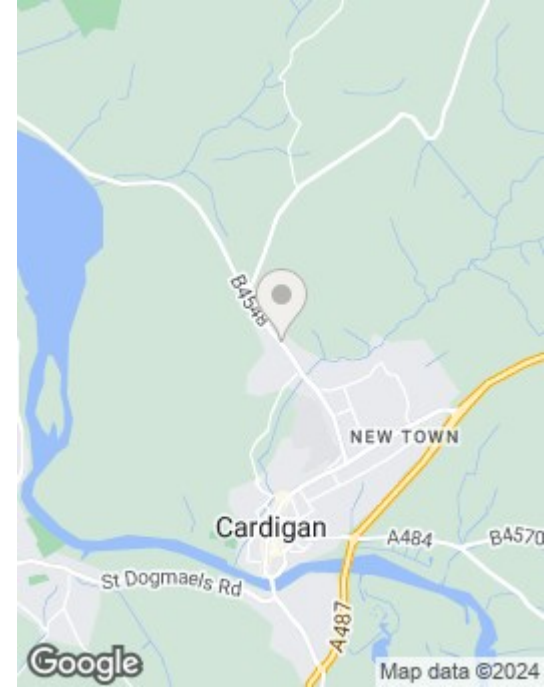
Ground Floor



First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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