



CARDIGAN
BAY
PROPERTIES

EST 2021

Maple Hollow, Cardigan, SA43 1PZ

£420,000





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£420,000

- Three double bedrooms, including a main with en-suite
- Bright and airy sunroom/dinning room with garden views
- Cosy living room with a fireplace and space for a wood-burning stove
- Separate reception room enjoying countryside outlooks
- Well-equipped kitchen with plenty of storage and workspace
- Detached garage with power and lighting
- Set within 0.5 acres of gardens
- Vegetable growing area and patio seating space
- Ample off-road parking with a private driveway
- EPC rating ; D

About The Property

Looking for a spacious bungalow surrounded by 0.5 acres of stunning gardens? This beautifully presented 3-bedroom property in Ferwig offers excellent living space, a detached garage, and an enchanting outdoor setting just minutes from Cardigan and the coast.

Situated in the coastal village of Ferwig, this detached bungalow offers an ideal combination of spacious interiors and beautifully developed outdoor spaces. Set on a generous plot, the property is just three miles from Cardigan and close to the stunning beaches of Gwbert and Mwnt, making it a superb choice for those who appreciate countryside living with the coast on their doorstep.

The home opens into a welcoming hallway, with ample built-in storage and loft access. The living areas are thoughtfully designed, starting with the comfortable living room featuring a fireplace with space for a wood-burning stove. The room's front-facing window frames lovely views of the surrounding countryside, offering a sense of connection to the outdoors.

One of the standout features of the property is the generously sized sunroom/dining room which is adjacent to the living room. It has a vaulted ceiling and exposed beams, and this is an ideal space for hosting family meals or gatherings, with 2 double doors leading to the patio areas and gardens beyond, this room creates a relaxing area to enjoy the ever-changing seasons. Also from the entrance hallway is an additional adaptable reception room that could be used as an additional lounge, a spacious office or even another dining room. The majority of the rooms benefit from engineered oak flooring.

The kitchen, at the heart of the home, is well-appointed with fitted base and wall units, a freestanding oven, and space and plumbing for all necessary appliances. Tiled flooring and part-tiled walls make the space practical and easy to maintain.



Continued

The bungalow's three bedrooms are all doubles, with the main bedroom benefiting from built-in wardrobes and an en-suite shower room. The second and third bedrooms are located to the rear. The modern family shower room includes a walk-in shower, WC, and washbasin, with ample space to meet modern needs.

There is also potential for a loft conversion as this spacious area would be an ideal space to be adapted, subject to the necessary consent. The owners have lovingly

modernised this home over the last 3 years, with a new kitchen, bathrooms, oak floors, and a new central heating system.

Externally, the property is a haven for garden enthusiasts. The mature garden is a real highlight, featuring established shrubs, colourful flowerbeds, and winding paths that create a serene atmosphere and a spacious lawned area at the back of the property that makes the most of the far-reaching views. A patio seating area provides the perfect spot for enjoying the views or

entertaining guests. The garden also includes a vegetable growing area, making it both beautiful and practical.

The detached garage, with power and lighting, offers additional flexibility, whether for storage, hobbies, or workshop use. A private driveway leads to the front of the property, providing ample parking and turning space.

With its combination of spacious interiors, stunning gardens, and an excellent location, this bungalow offers a unique opportunity for comfortable living close to the coast.

Hallway
25'10" x 17'7" (I shape max)

Lounge
16'10" x 10'10"

Dining Room / Sun Room
19'3" x 11'1"

Kitchen
15'8" x 12'9"

Reception Room
15'8" x 11'0"

Shower Room
10'3" x 7'0"

Bedroom 3
10'4" x 10'2"

Bedroom 2
14'1" x 8'7"

Bedroom 1
16'4" x 12'9"
En-suite
10'8" x 4'10"

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

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard
***45 Mbps Download *** cable - PLEASE

CHECK COVERAGE FOR THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, Limited inside , 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 there is a restriction to not operating a business from the property (other than clerical)

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. Property up a small sloping driveway. The seller has advised that there is a restriction to not operating a business from the property (other than clerical). The garden to the back is accessed via steps. The Chapel & graveyard is located next door to this home but is not visible from this property.

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.

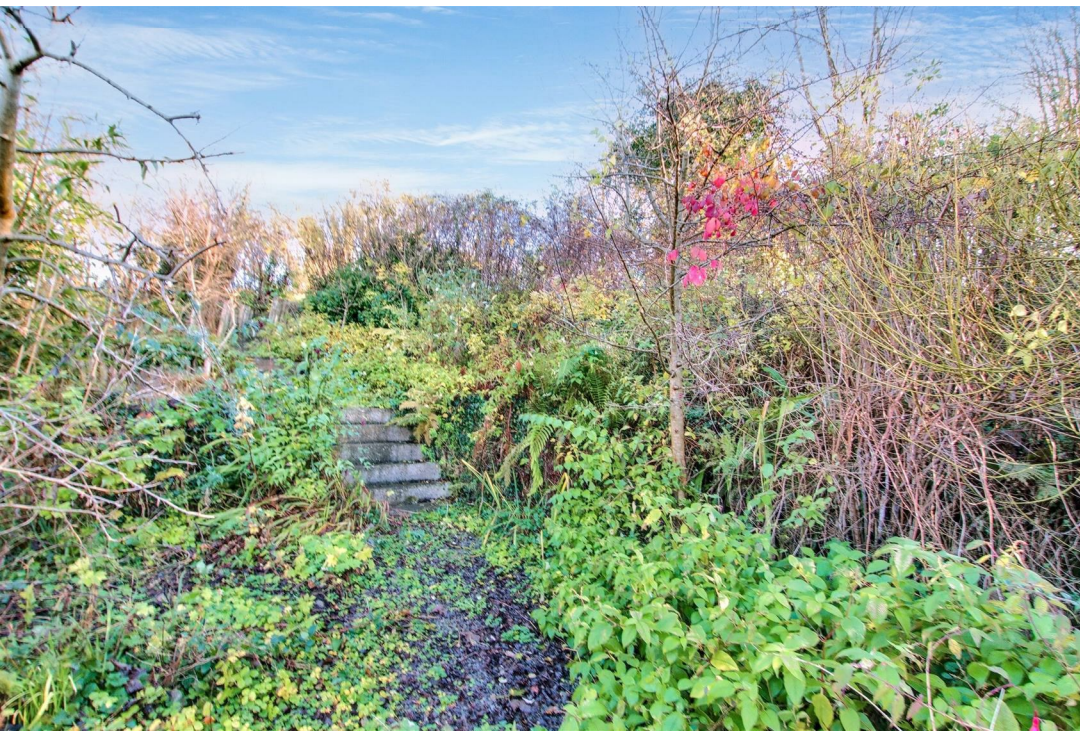
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DIRECTIONS:

From Cardigan head out on the Gwbert Road B4548. As you leave Cardigan take the first right signposted Ferwig and Mwnt. Follow this road and take the first left signposted Ferwig. Follow this road all the way to the end where you will find yourself in the middle of the village of Ferwig. Turn right then take the next left turning just before the chapel, this bungalow is located up the first lane/driveway on your right, What3words - ///tigers.trickles.wheat

INFORMATION ABOUT THE AREA: Situated in the rural, yet accessible village of Ferwig, only an 8-minute drive to the National Trust beach at Mwnt, a 5-minute drive to the Cardigan Bay coastline at Gwbert, benefiting from the Cliff Hotel Restaurant & Spa and The Flat Rock Bistro, both of which offer great meals all year round. And only a few short miles to the stunning and popular market town of Cardigan which remains unspoilt and rich in heritage. Cardigan provides a nostalgic setting for a thriving culture of arts and crafts, music events and festivals. The high street is a bustle of original boutique shops, traditional family-run businesses and regular high street occupants, several high street banks, places of worship, many pubs, rich in character; independently owned cafés and restaurants, a leisure centre, cinema, theatre, swimming pool, a Tesco and an Aldi supermarket, convenience stores, opticians, dentists, a newly built Integrated Care Centre and so much more.


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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(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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