



## Cadwgan Coronation Drive, Gwbert, SA43 1PP

£695,000

A stunning period detached family home situated on the favoured Coronation Drive within the coastal village of Gwbert that has a hotel with spa (membership available), the Gwbert Hotel with a great restaurant, an 18 hole golf course and squash club all of which are within a short walk of the property. The property is ideal positioned to take advantage of the superb views, far reaching down the bay towards Cardigan and Cardigan Island and out to sea and inward with views of Poppit beach and countryside. The accommodation briefly comprises: Vestibule, Reception Hall, Snug, Large Kitchen/Diner, Living Room, Sun Lounge, Utility and Bathroom. To the first floor there are Four Large Bedrooms, Bathroom and a Separate W.C. Externally there is parking, detached garage and large gardens to the front and rear.

Rarely do properties of this quality and position become available.



**Vestibule 12'9" x 4'5" (3.89m x 1.35m)**



Upvc double glazed door and dual aspect window, radiator, tiled floor.

**Hall 13'10" x 13'5" (4.22m x 4.09m)**



**Snug 15'7" x 11'7" (4.75m x 3.53m)**



Woodblock flooring, woodburning stove, dual aspect window, radiator.

**Kitchen/Diner 21'3" x 10'1" to 18'3" max (6.48m x 3.07m to 5.56m max)**



Range of base units, Belfast sink, dishwasher, fridge and freezer, tiled floor, Velux windows, electric range oven.

**Living Room 15'3" x 13'8" (4.65m x 4.17m)**



Large windows immediately draw your attention to the superb views, far reaching down the bay towards Cardigan and Cardigan Island and out to sea and inward with views of Poppit beach and countryside. French doors, woodblock flooring, fire place.

**Sun Lounge 26'3" x 8'11" (8.00m x 2.72m)**



Upvc double glazed window, 2 radiators, woodblock flooring, Upvc double glazed window to the side.

**Utility 5'8" x 4'6" (1.73m x 1.37m)**

Void and plumbing for washing machine, woodblock flooring

**Bathroom 12'7" x 6' (3.84m x 1.83m)**

Low flush WC, enclosed shower, panel bath, pedestal hand wash basin, 2 windows, woodblock flooring, door to side.

**Boiler Room 6'4" x 4'3" (1.93m x 1.30m)**

Oil fired boiler, shelving.

**Master Bedroom 15'4" x 13'7" (4.67m x 4.14m)**



Upvc double glazed bay window, window to the side, hand basin, radiator.



**Bedroom Two 13'1" x 11'2" (3.99m x 3.40m)**



**Bedroom Three 12'4" x 11'7" (3.76m x 3.53m)**



Dual aspect windows, hand basin, radiator.

**Bedroom Four 10'5" x 8'3" (3.18m x 2.51m)**



Glazed window to the rear,

**Bathroom 8'4" x 6'2" (2.54m x 1.88m)**



Pedestal hand basin, panel bath, window, radiator.

**WC**

Low flush WC, window.

**Externally**



The property benefits from parking to the front and side, with lawned gardens and mature shrubs and planting. The rear garden is a good size with raised lawned garden, also with mature shrubs and bushes.

**Garage 21'10" x 16'3" (6.65m x 4.95m)**

Double door, 3 glazed windows, side door.

**Services, etc.**

Services - Mains water, electricity and drainage. Oil fired central heating.

Local Authority - Ceredigion County Council

Property Classification - Band F

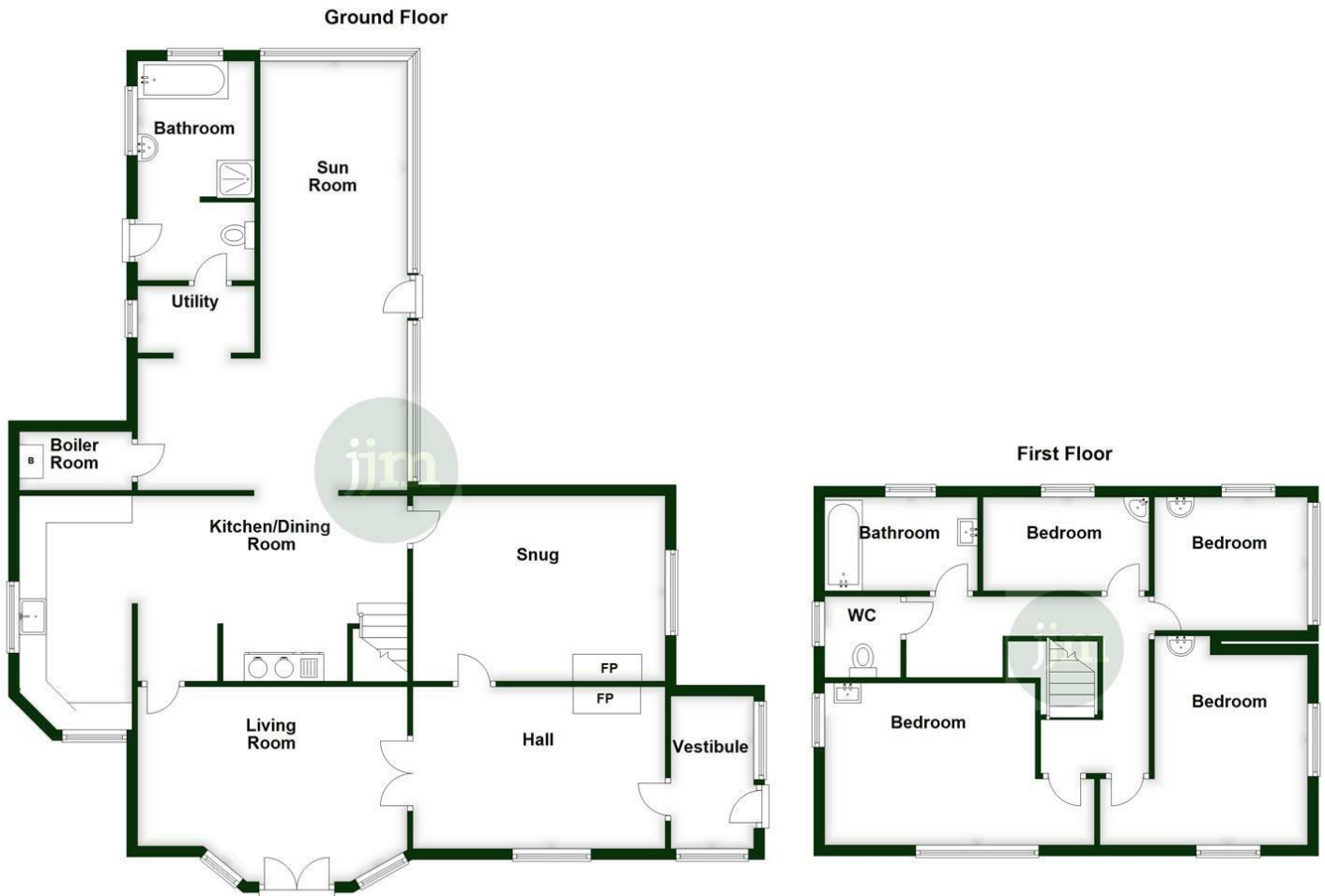
Tenure - Freehold and available with vacant possession upon completion.

What Three Words - increased.slimmer.swarm





# Floor Plan



Plans provided as a guide only.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com