



## Man Ar Afon , Cardigan, SA43 2LD

£349,950

A three bedroom detached period home which has undergone a programme of modernisation and improvement by the current owners, with accommodation comprising: Open Plan Living & Dining Room, Kitchen/Diner, Conservatory, Utility/Rear Lobby, Bathroom. First floor Landing, Master Bedroom with newly installed Ensuite Shower Room and Two Further Bedrooms. The property benefits from a good sized plot with a detached garage and parking to the rear.

Upvc door with glazed fan light displaying the name of the property above, opening to:-

### Living Room



Wood burning stove set into an attractive fireplace, exposed beam ceiling, tiled flooring throughout, stairs rise off to the first floor, double glazed sash windows to the front, recessed fireplace with wooden mantel over, internal double glazed window to the rear, radiator, door to:-

### Kitchen



Having a range of wall and base units with complimentary worktop surface over, inset 1.5 bowl single drainer sink unit, four ring electric hob, integrated electric oven, void and plumbing for dishwasher, space for fridge/freezer, Upvc double glazed windows to the side elevation, tiled flooring, built-in pantry cupboard, radiator, door to:-

### Conservatory



Double glazed windows to three sides, enjoying views out towards the garden, double glazed roof, exposed stone walling, tiled flooring, radiator, doors to rear garden.

### Rear Lobby/Utility Area

Upvc double glazed door to the rear, tiled flooring, plumbing for washing machine, wall mounted gas combi boiler, door to:-

### Bathroom



3 piece fitted white suite comprising panel bath with shower over, vanity unit with sink, low flush WC, double panelled radiator, Upvc double glazed window to the rear elevation, tiled flooring, tiled walls, extractor fan.

### FIRST FLOOR

### Landing



Doors lead off to:-

### Bedroom One



Dual aspect Upvc double glazed windows, radiator, recessed spotlights, storage area with a potential to be a built-in wardrobe, door opens to:-

## Newly Fitted Ensuite



Large walk-in shower which is fully tiled, sink unit with vanity cupboard below, concealed cistern with low flush WC, heated towel rail, Velux roof window, extractor fan, recessed spotlights.

## Bedroom Two



Two double glazed sash windows to the front elevation, recessed spotlights, loft access, feature ornamental fireplace, fitted wardrobes, television point, radiator.

## Bedroom Three



Double glazed sash window to the front elevation, radiator, ornamental fireplace.

## Externally



To the front of the property, there is a small paved courtyard area enclosed by wrought iron fencing. To the rear of the house there is a good sized level garden with paved seating area accessed from the conservatory and utility room. A paved path leads through the centre of the garden to the garage, which is accessed from the rear of the property. The garden benefits from a mature range of shrubs, trees and plants. There is a stream boundary to one side of the property.

## Garage

Roller shutter door to the front, Upvc door to the side, window to the rear elevation, light and power.

## Services, etc.

Services - Mains water and Electricity. Calor Gas. Private drainage via a newly installed treatment plant system.

Local Authority - Ceredigion County Council

Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

What3Words - [///supreme.dilute.ribcage](https://www.what3words.com/supreme.dilute.ribcage)

## Situation

The property is situated just a short distance from Cardigan Town, located on the junction between the A484 and the B4570. Cardigan Town offers many amenities and services to include a popular High Street, Supermarkets and Schools. The renowned Pembrokeshire and Ceredigion Coastlines are easily reached by car, with the nearest beach found at Poppit. Gwbert, Mwnt and Aberporth all roughly a 10-15 minute car journey.

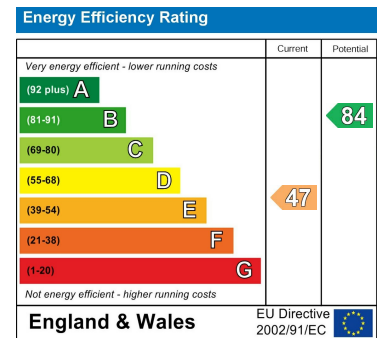
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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