



Crib y Gwynt , Ferwig, SA43 1QA

£225,000

A versatile four bedroom detached chalet bungalow which would benefit from some upgrading and modernisation with accommodation comprising: Lobby, 'L' Shaped Living/Dining Room, Kitchen, Inner Hall, Four Bedrooms, Utility Room, Shower Room and W.C. The property benefits from Parking, Gardens and a Garage. NO FORWARD CHAIN.

Situation

Ferwig is a rural community within 2 miles of Cardigan Town and 1 mile of the Cardigan Bay coastline at Gwbert on Sea.

OS Grid Ref. SN 188 489

Description

The property comprises of a detached bungalow with garage, having frontage to the minor council roadway leading towards Parclyn.

Lobby

"L" Shaped Living/Diner



Built-in storage, 2 N^o double panel radiators. Archway to:-

Kitchen



Floor units and worktops incorporating stainless steel single drainer sink unit, slot in cooker, boiler cupboard with wall mounted Worcester gas central heating boiler.

Inner Hallway

2 double panel radiators, cupboard.

Shower Room



Close coupled toilet, pedestal wash basin, shower tray and cubicle, tiled floor, radiator, store cupboard.

Bedroom One

At the rear, double panel radiator.

Bedroom Two



At the front, double panel radiator, built-in wardrobe.

Bedroom Three



At the front, radiator, built-in wardrobe.

Bedroom Four



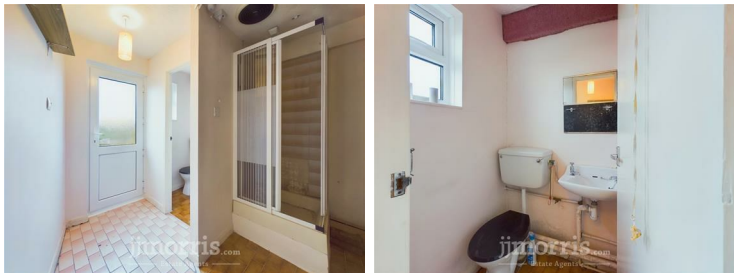
Radiator, steps down into:-

Utility



Double panel radiator, rear exit, single drainer stainless steel sink unit, hob.

Side Access



Toilet and wash basin, shower area.

Attached Single Garage

Up-and-over door.

Externally



The bungalow is set back from the road, approached over a

Presscrete patterned concrete driveway leading to the garage. There is a grassed lawn area to the roadside.

Utilities & Services

Heating Source: Calor gas central heating.

The bungalow is of chalet type construction. We believe that the gable ends may be cavity brick/block but the front and rear walls are timber clad externally with plasterboard internal skin. Roof is concrete tiled, with flat roof to Garage and Utility Room.

Services:

Electric: Mains

Water: Mains

Drainage: Assumed Mains

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words - [///smug.visit.mallets](https://www.what3words.com/visit/mallets)

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard - 0.5mbps upload and 4mbps download, Superfast - 18mbps upload and 74mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

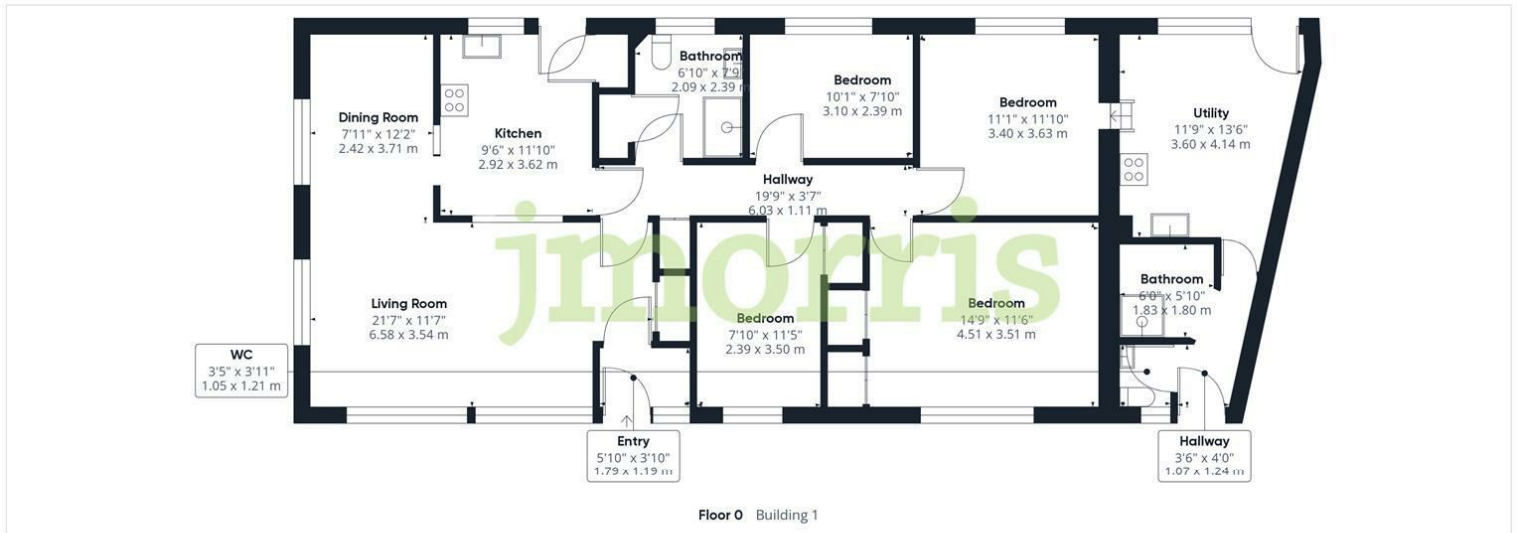
The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

Three Voice - No & Data - No
O2 Voice - Yes & Data - Yes
Vodafone. Voice - No & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

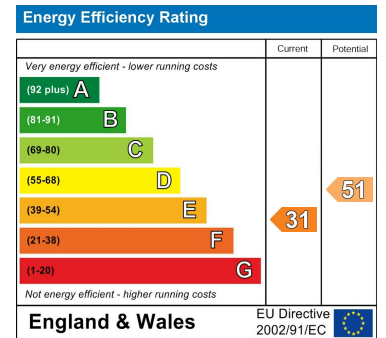
Floor Plan



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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