



Cefn For , Gwbert, SA43 1PR

£600,000

A stunning detached family home situated on the favoured Golf Club Road 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: porch, hall, open plan living/kitchen/dining, utility, two ground floor bedrooms, bathroom, first floor master bedroom with Juliet balcony and shower room, parking, garage and gardens.

Rarely do properties of this quality and position become available.

Glazed composite door to:

Porch



Spotlights, tiled floor, Upvc window, electric heater, glazed doors to:

Hall



Wooden flooring, spotlights, fusebox.

Open Plan Living/Kitchen/Dining

Kitchen/Diner



Having a range of wall and base units, central island with breakfast bar, gas hob with stainless steel splash back and extractor fan over, built-in oven, microwave, integrated fridge freezer, dishwasher and wine cooler, Corian sink, corian worktops, coal effect fire, wooden flooring, spotlights, sliding Upvc door to the decking, Upvc window to the side, fireplace with inset coal effect gas fire, recessed spotlights, wooden flooring, space for dining table, electric wall heater, steps down to:-

Living Room



Upvc doors and windows taking full advantage of the far reaching sea and costal views, inset log effect electric fire, stairs rising off to first floor, understairs storage, electric fire, spotlights, wooden flooring.

Utility



Having a range of wall and base units, spotlights, ceramic sink, Upvc door, plumbing for washing machine, void for dryer, Upvc window, tiled flooring, electric heater.

Garage



Upvc door to outside, electric sectional garage door.

Bedroom One



Two Upvc windows, spotlights, built-in storage, electric heater.

Bedroom Two



Two Upvc windows, electric heater, built-in storage.

Shower Room



Low flush WC, corner shower, hand wash basin with unit, spotlights, part tiled walls, vinyl flooring, Upvc window.

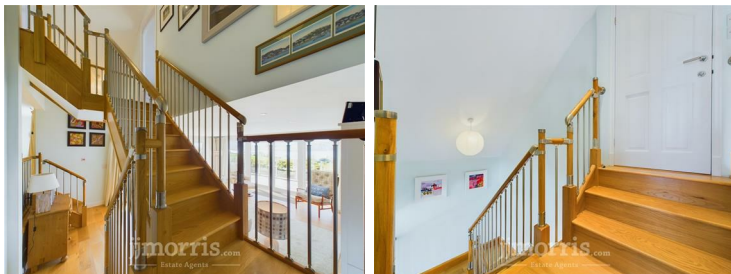
Bathroom



"P" shaped bath with electric shower over, hand wash basin with units, integrated low flush toilet, spotlights, Upvc window, part tiled walls, vinyl flooring.

FIRST FLOOR

Landing



Wooden floor.

Master Bedroom



Upvc double doors open to the Juliet balcony enjoying fantastic views, built in wardrobes and eaves storage, wooden flooring, recessed spotlights, electric wall heater.

Shower Room



Velux window, part tiled walls, vinyl flooring, built-in storage, curved shower cubicle, hand wash basin with unit, low flush WC, electric heater.

Externally



Parking to the front of the property, which leads to the garage. Gated access to paved pathway which extends to the front door. Lawned gardens extend along the side of the property to the rear garden. Decking with glass balustrade and external lighting.

Utilities & Services

Heating Source: Electric heaters.

Services:

Electric: Mains

Water: Mains

Drainage: To be confirmed

Local Authority: Ceredigion County Council

Council Tax: Band D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///thickened.mull.mailbox

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 ultrafast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on ofcom.org.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 - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & Data - Limited

Vodafone. Voice - None & Data - None

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.



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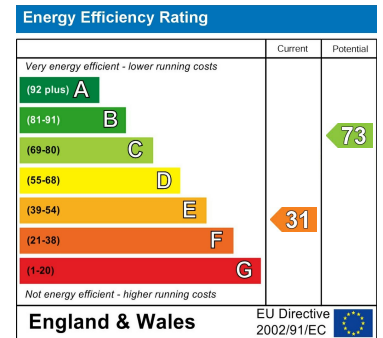
Floor Plan



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.