



Swn Y Deryn Gwbert Road, Cardigan, SA43 1PH

£550,000

A modern and spacious 4 bedroom family home, set on a generous size plot, within walking distance of Cardigan Town. The property was constructed by its current owners and is highly appointed with accommodation comprising: Entrance Hall, Living Room with feature log burning stove and bifold doors, Study, fantastic modern Kitchen/Dining/Family Room again with bifold doors, Utility Room, WC, and integral garage which is currently utilised as a home gym. To the first floor there is spacious Landing, Master Suite with Large Bedroom, Dressing Room and Ensuite Shower Room, three further Bedrooms and a 4 piece Family Bathroom. Externally the property benefits from a good sized tarmac driveway providing parking and turning area. To the rear garden there is a good sized patio area, lawn and further patio area.

## Situation

The property is situated along the popular Gwbert Road, within the estuary town of Cardigan. The town offers a good level of local amenities and services including Primary and Secondary Schools, Sixth Form College, Community Hospital, Cinema and Theatre, traditional High Street offerings and industrial estates. There are good public transport links, with the Cardigan Bay Coastline at Gwbert being within a five minute drive of the property. Poppit Sands and the Pembrokeshire Coast National Park are approximately 10 minutes away.

Composite entrance door opening to:-

## Hall



Custom made oak staircase with glass panels, oak flooring and understairs storage. Door to:

## Living Room



A spacious through room with double glazed window to the front and bifold patio doors to the rear garden, oak flooring throughout, cylindrical feature log burner set on slate hearth.

## Study



Double glazed window to the rear, oak flooring.

## Kitchen/Dining/Family Room



A highly appointed kitchen with two tone base and wall units with quartz worktop, 1.5 bowl sink with mixer tap, integrated gas hob with extractor fan over, double oven and grill, space for American fridge/freezer, kitchen island, tiled flooring throughout, double glazed bay window to the front elevation with bifold doors to the rear, feature spotlights and matching wall lights. Door through to:-

## Utility Room



Having a range of wall and base units, void and plumbing for washing machine, stainless steel sink and drainer with mixer tap, Upvc double glazed door to the rear garden, tiled flooring. Door to:-



## WC



Low flush WC, hand wash basin with cabinet below, Upvc double glazed window to the rear, tiled flooring and walls.

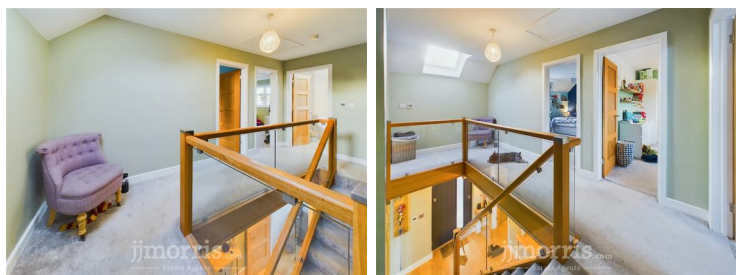
## Integral Garage



Currently utilised as a gym with up and over door, electric and power connected.

## FIRST FLOOR

### Landing



Velux roof light to the front, airing cupboard, door to:-

## Master Suite Bedroom



Upvc double glazed window to the front, TV point, built-in wardrobes, arch through to:

## Dressing Room



"L" shaped with Velux roof light, vertical radiator, space for fitted cupboards and railings, door to:-

## Ensuite



Shower with glass panel, his & hers hand wash basins set in vanity units, wood effect tiled flooring, Velux roof light, fully tiled walls.

## Bedroom Two



Upvc double glazed window to the front.

## Bedroom Three



Double glazed window to the rear.

## Bedroom Four



Double glazed window to the rear.

## Family Bathroom



A four piece white suite comprising panel bath, corner shower enclosure, hand wash basin set in a vanity unit, low flush WC, heated towel rail, tiled walls and flooring, Upvc double glazed window to the rear.

## Externally



The property benefits from a tarmac driveway to the front, which provides parking and turning for several vehicles with pedestrian access on either side of the property which leads to the rear garden, which is enclosed and bound by rendered walls. There is a good sized patio area extending across the rear of the property accessed from the living room and kitchen. There is a good sized lawned garden with greenhouse. To the left hand corner there is a raised patio area with space for a hot tub and barbecue.

## Utilities & Services

Heating Source: Air source heat pump.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band F

What3Words: ///describes.civil.intensely

## 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 0.8mbps upload and 8mbps download and Superfast 8mbps upload and 43mbps 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 - Likely & Data - Likely

Three Voice - Likely & Data - Likely

O2 Voice - Likely & Data - Limited

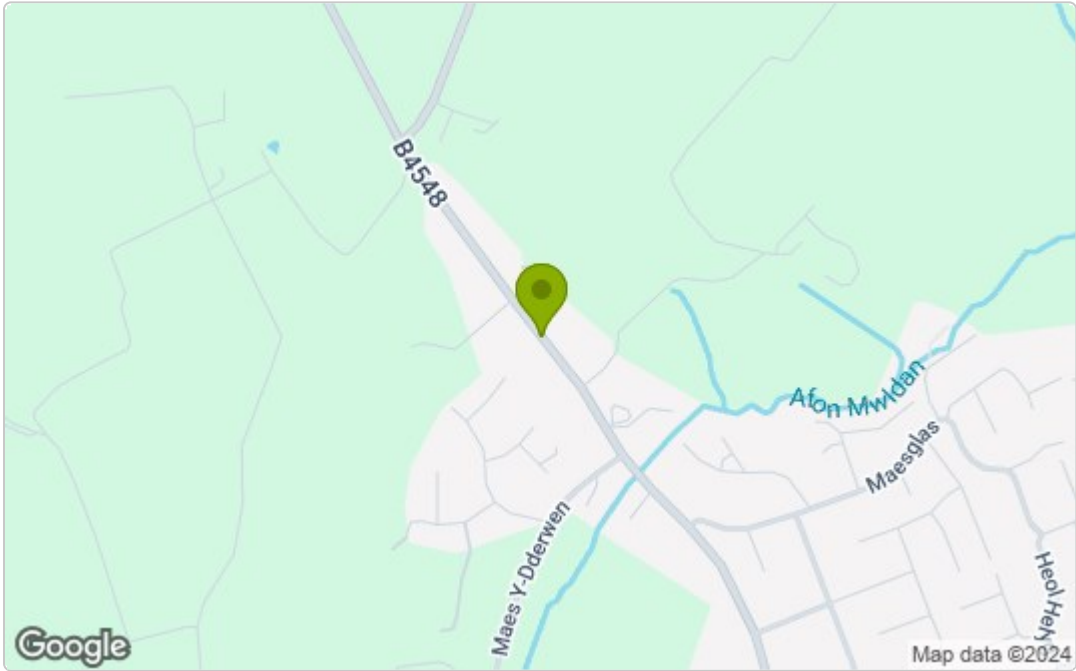
Vodafone. Voice - Limited & Data - Limited

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.

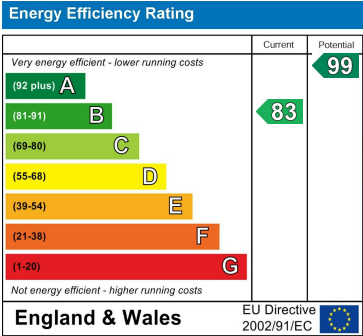
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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