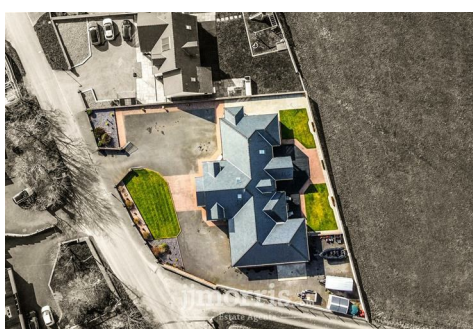




Hafod Haul Verwig Road, Cardigan, SA43 1PJ

£695,000

An Executive Four/Five Bedroom Detached House with a pleasant outlook over adjoining countryside situated within a mile of the historic town of Cardigan on a generous plot of 0.37 acres or thereabouts enjoying views over the countryside. The Outstanding, well maintained accommodation comprises: Entrance Hallway, Inner Hallway, Office/Study, Living Room, Snug, Sun Room, Kitchen/Dining Room, Utility, Rear Hallway, Rear Porch, Hot Tub Room, Master Bedroom with Dressing Room and En-suite, Additional Ground floor Bedroom with an En-suite, First Floor Landing, Two further Bedrooms with En-suites. Externally there is ample off road parking for several vehicles, 4/5 Car garage and generous gardens.

Entrance Hall



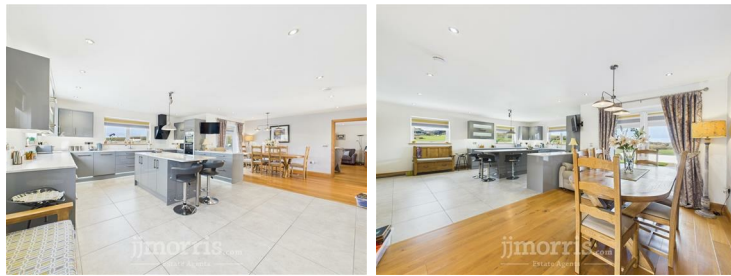
Stairs rising off to the first floor, under stairs storage, Spot Lights, Oak flooring throughout, Under floor heating with thermostatic controls, Doors to :-

Inner Hallway



Oak flooring throughout, under floor heating with thermostatic controls, doors to :-

Kitchen / Dining Room



Having a range of excellent wall and base units with complimentary work top surfaces, 1.5 stainless steel double sink and drainer, Mixer hose over, integrated Neff hob with extraction built over, glass splash back, integrated Bosch oven and grill, integrated dishwasher, space for double fridge freezer, central island breakfast bar with base units and integrated power point, spot lights, double glazed Upvc windows to the side and rear, double glazed Upvc door, part Oak flooring, part tiled flooring, under floor heating with thermostatic controls, walk-in pantry, doors to :-

Living Room



Coal effect gas fire, double glazed Upvc floor to ceiling window to the rear, Oak flooring throughout, under floor heating with thermostatic controls, spot lights, doors to :-

Sun Room



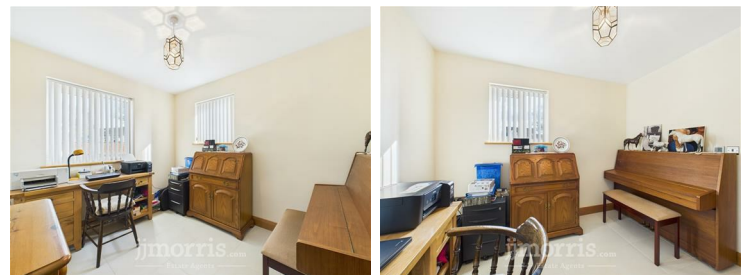
Double glazed Upvc windows, tiled flooring, under floor heating with thermostatic controls

Snug



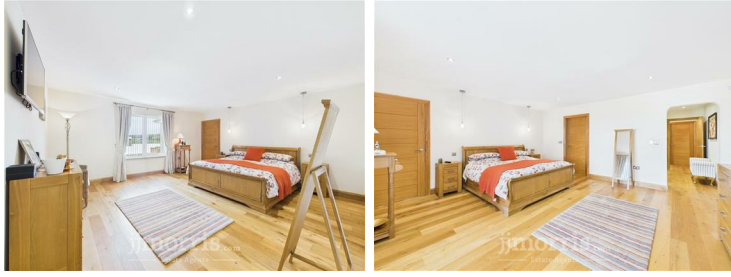
Coal effect electric fire, double glazed Upvc window to the front, Oak flooring, under floor heating with thermostatic controls

Office



Double glazed Upvc windows to the front and side, tiled flooring with under floor heating and thermostatic controls

Master Bedroom



Double glazed Upvc window to the rear, Spot lights, Oak flooring with under floor heating and thermostatic controls, door to :-

Dressing Room



Spot lights, Oak flooring throughout, under floor heating with thermostatic controls

En-Suite



Integrated low flush WC, Jack and Jill wash basins with base units, walk-in shower with fitted shower and additional shower hose with extraction over, heated towel rack, spot lights, double glazed Upvc window to the front, tiled walls, tiled flooring with under floor heating and thermostatic controls

Hot Tub Room



Spot lights, part tiled walls, tiled flooring, sliding bifold Upvc doors to the garden

Shower Room

Walk-in shower with tiled surround, tiled flooring, door to :-

Bedroom One



Double glazed Upvc windows to the front and side, under floor heating with thermostatic controls, door to :-

Bedroom One En-suite

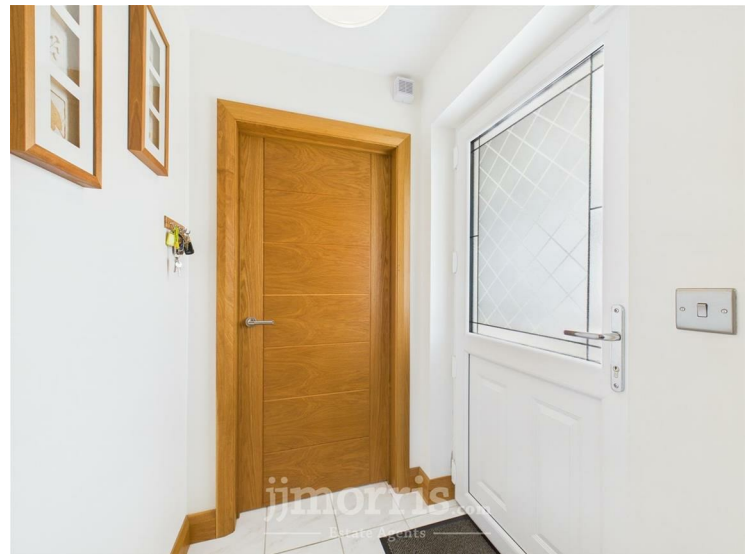


Integrated low flush WC, vanity unit with wash basin, walk-in shower with fitted shower and extraction over, heated towel rack, spot lights, tiled flooring, tiled flooring, door to :-

Boiler Room

Worcester boiler, fuse box, tiled flooring

Rear Hallway



Tiled flooring, doors to :-

Rear Porch



Double glazed Upvc windows, tiled flooring, door to :-

Utility



Having a range of wall and base units with complimentary worktop surfaces, 1.5 ceramic sink and drainer, plumbing for washing machine, space for dryer, space for electric oven with a glass splashback and extraction built over, double glazed Upvc window to the front, built in storage, tiled flooring with under floor heating and thermostatic controls, door to :-

WC

Integrated low flush WC, tiled flooring, under floor heating with thermostatic controls

First Floor

Landing



Double glazed Upvc Velux windows, hand made wooden staircase and banister, doors to :-

Bedroom Two



Double glazed Upvc Velux window, radiator, built in storage, door to :-

Bedroom Two En-Suite



Integrated low flush WC, integrated wash basin, walk-in shower with fitted shower and extraction over, tiled walls tiled flooring

Store Room/Potential Bedroom

Double glazed Upvc window to the rear, radiator

Bedroom Three



Double glazed Upvc windows to the front and side, radiator, Door to :-

Bedroom Three En-Suite



Integrated low flush WC, vanity unit with wash basin, bath, walk-in shower with fitted shower and extractions over, heated towel rack, double glazed Upvc window to the side, tiled walls, tiled flooring, spot lights

Externally

The property is approached via a gated entrance offering ample off-road parking for several vehicles and giving access to the garage. Access to the rear both sides, to the rear there is a Lawned area, paved patio seating area and a raised decking enjoying extensive views over the countryside perfect spot for outdoor dining and entertaining and Vehicle wash bay

Garage

Three Up and Over garage doors, double glazed Upvc windows to the side, tiled flooring, 32amp Electric point for electric cars, door to WC

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 0-1800mbps upload and 0-220mbps 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 - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

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.

Utilities & Services

Heating Source: Oil Central Heating and Underfloor Heating

Services: Mains

Electric: Mains

Water: Mains

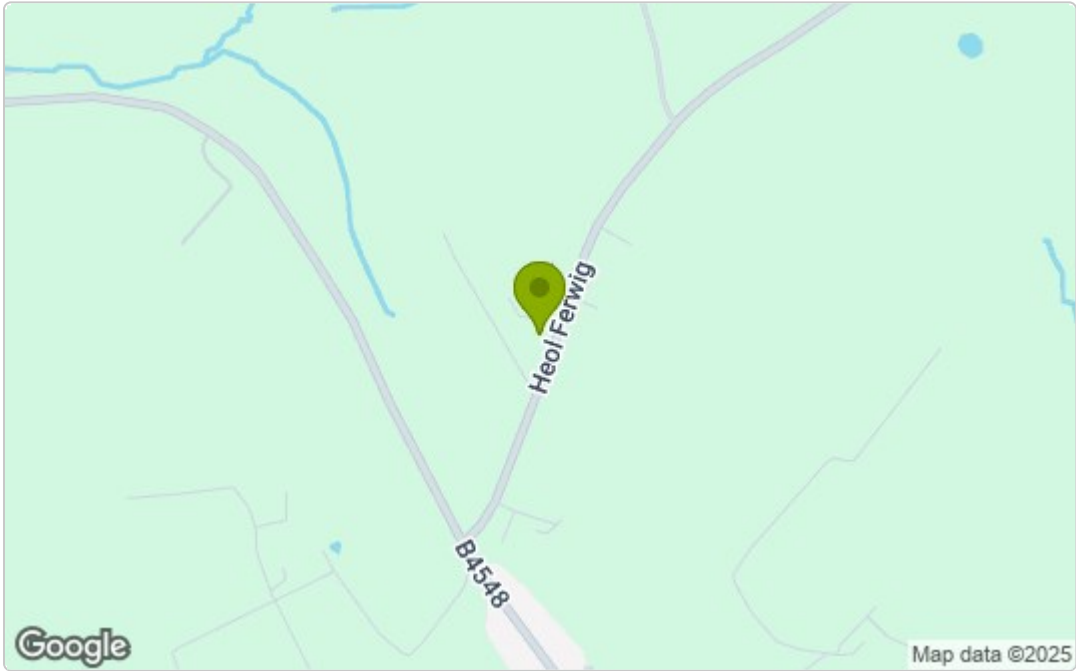
Drainage: Mains

What3Words : ///bedspread.migrants.vast

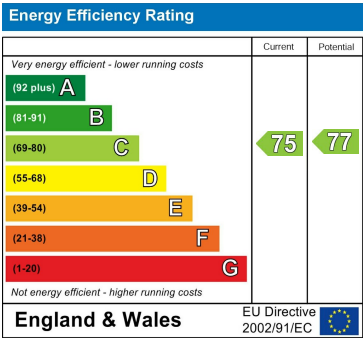
Floor Plan



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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