



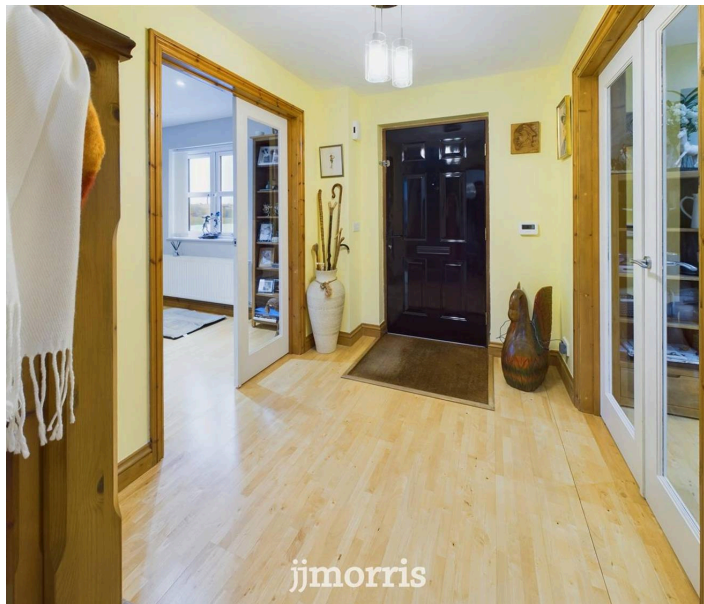
## Morawel, Blaenannerch – SA43 2AL

£315,000 Freehold

A three-bedroom detached cottage set on a generous plot with detached garage and workshop, enjoying far-reaching rural views over adjoining countryside. Since purchasing the property, the current owners have also acquired the adjoining workshop and parking area, which is now included within the sale. The property is located just a 10-minute drive from Cardigan town and approximately 2 miles from Aberporth, with its lovely sandy beach and access to the Wales Coast Path. It is ideally placed for exploring the beautiful Cardigan Bay coastline, with its beaches, coves and coastal walks.

Externally, the property benefits from off-road parking, a detached garage/workshop, timber shed, and paved garden areas to the rear and side.

Council Tax band: E. Tenure: Freehold



### Situation

Blaenannerch is a small village community on the A487, 4 miles from Cardigan town, within 2 miles of the Cardigan Bay coastline at Aberporth with its 2 sandy beaches. Morawel is set back from the road and accessed over a private lane, as indicated on the location plan attached. Cardigan offers the usual small town facilities, e.g. places of worship, junior and secondary schools and College of Further Education, health centre, Post Office, banks, 2 supermarkets, various shops and stores, bowls and rugby clubs, with golf, squash and boating available at nearby Gwbert at the estuary of the River Teify. O.S. Grid Reference: SN 246 490.

### Canopy Porch

Door opens to:-

### Hallway

Wooden flooring, stairs rising off to first floor, radiator, Door to:-

### Cloakroom

Low flush toilet, wash basin set in a vanity unit, heated towel rail and part tiled walls.

### Living Room

A large through room, benefiting from uPVC patio doors to side, windows to the front and rear, recessed spotlights, wood effect flooring, radiators, glazed doors to hall.

### Kitchen/Diner

Having a range of floor and wall units and worktop





### **Kitchen/Diner**

Having a range of floor and wall units and worktop surfaces incorporating single drainer stainless steel sink unit, Lamona built-in appliances to include hob, double oven, cooker hood, fridge freezer and dishwasher, plumbing for washing machine, tiled splash backs, 2 radiators, wooden floor to Dining area, with tiled flooring to the kitchen, glazed doors from hall. Door to:

### **Utility Room**

With tiled floor, worktop surfaces and wall units. Door to the rear garden.

### **FIRST FLOOR**

#### **Landing**

Velux roof window, radiator and linen cupboard with background radiator.

#### **Master Bedroom**

Radiator, uPVC patio door to side to maximise the country views, opening up to the elevated balcony, ideal for relaxing and that morning coffee! Door to:

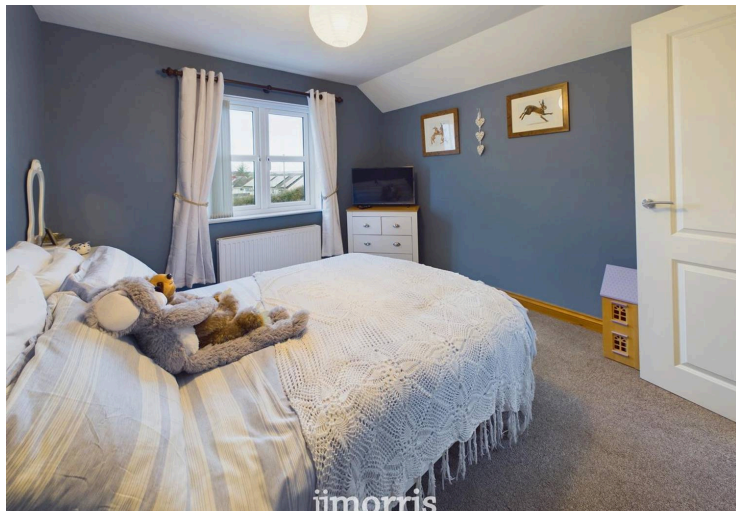
#### **Ensuite Shower Room**

A three piece suite comprising pedestal wash basin, low flush toilet, shower cubicle, heated towel warmer tiled flooring and walls, uPVC double glazed window.

#### **Balcony**

Far reaching countryside views, glass balustrades.





### **Bedroom Two**

uPVC double glazed window, radiator.

### **Bedroom Three**

uPVC double glazed window, radiator.

### **Family Bathroom**

Panel bath and shower over, close coupled toilet and pedestal wash basin, tiled walling and floor, extractor fan, towel warmer.

### **Externally**

Accessed along a shared driveway (with just one other property) leads to the front of the property providing extensive parking and turning area, steps lead to the front door.



### **Garage/Workshop**

Twin opening doors to the front, windows, mezzanine storage. Light and power (separate supply). Side storage accessed from within the garage. Externally accessed bin store.

### **Rear/Side Gardens**

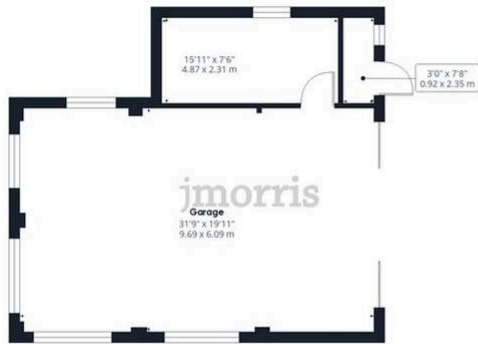
Enclosed seating area leading along the side of the property opening up to the rear garden which has been paved with ease of maintenance in mind, outside tap. Oil fuel tank neatly hidden behind boarding. Worcester external oil fired boiler.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

You can include any text here. The text can be modified upon generating your brochure.

