



jjmorris.com



Dechrau Newydd, Ferwig

£615,000 Freehold

Executive Detached House • Versatile Accommodation • Six/Seven Bedrooms • Generous Gardens & Grounds

Contact Cardigan Office



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Entrance

uPVC glazed door, uPVC double glazed windows, tiled floor, stairs rising to first floor, under stair storage, coved ceiling, doors to:-

Kitchenette

Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, tiled splashback, uPVC double glazed window, tiled floor, coved ceiling.

Bedroom

uPVC double glazed windows, coved ceiling, door to:-

Ensuite

Hand wash basin, WC, shower, towel rail, tiled floor and walls, uPVC double glazed window.

Living Room

Log burner on slate hearth with solid oak mantelpiece, LED mood lighting and feature slate laid rear wall, uPVC double glazed windows and double doors opening to rear garden.

Bedroom/Study/Playroom/Snug

uPVC double glazed windows, storage shelving unit, coved ceiling.





Kitchen

Having a range of wall and base units with worktop surfaces, inset stainless steel sink unit with mixer tap over, Rangemaster cooker, dishwasher, uPVC double glazed window, double doors opening to the rear garden, coved ceiling, tiled floor, door to:-

Utility

Having a range of wall and base units, stainless steel sink with mixer tap over, tiled splashback, tiled floor, uPVC double glazed windows, uPVC door to side, doors to:-

Boot Room

Tiled floor, boot rack, coved ceiling.

WC

Hand wash basin, WC, tiled walls and floor, coved ceiling.

Landing

Airing cupboard, loft access, doors to:-

Bedroom One

Fitted wardrobe, radiator, uPVC double glazed window, coved ceiling.

Bedroom Two

Two storage cupboard, radiator, uPVC double glazed windows, radiator, coved ceiling.

Bathroom

Shower, WC, hand wash basin in vanity unit, towel rail, tiled floor and walls, uPVC double glazed window, coved ceiling.





Bedroom Three

Bespoke Solid oak fitted bed with storage shelving under, radiator, uPVC double glazed window.

Bedroom Four

Fitted wardrobe, radiator, uPVC double glazed windows, coved ceiling, door to:-

Ensuite

Hand wash basin in vanity unit, WC, shower, jacuzzi bath, towel rail, tiled floor, uPVC double glazed window.

Bedroom Five

Radiator, uPVC double glazed window, coved ceiling, door to:-

Ensuite

Hand wash basin in vanity unit, WC, Shower, towel rail, tiled floor and walls, uPVC double glazed window.

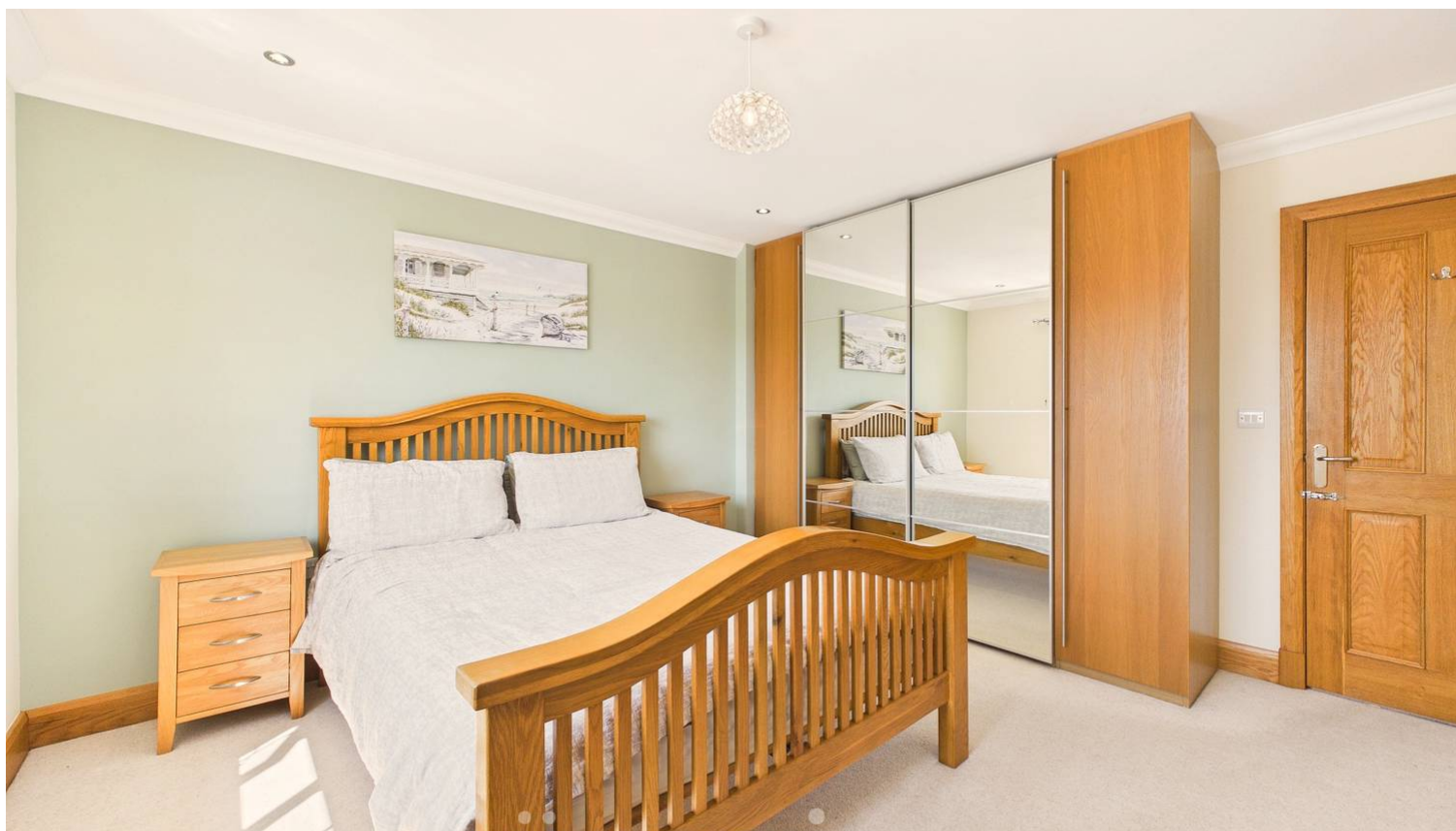


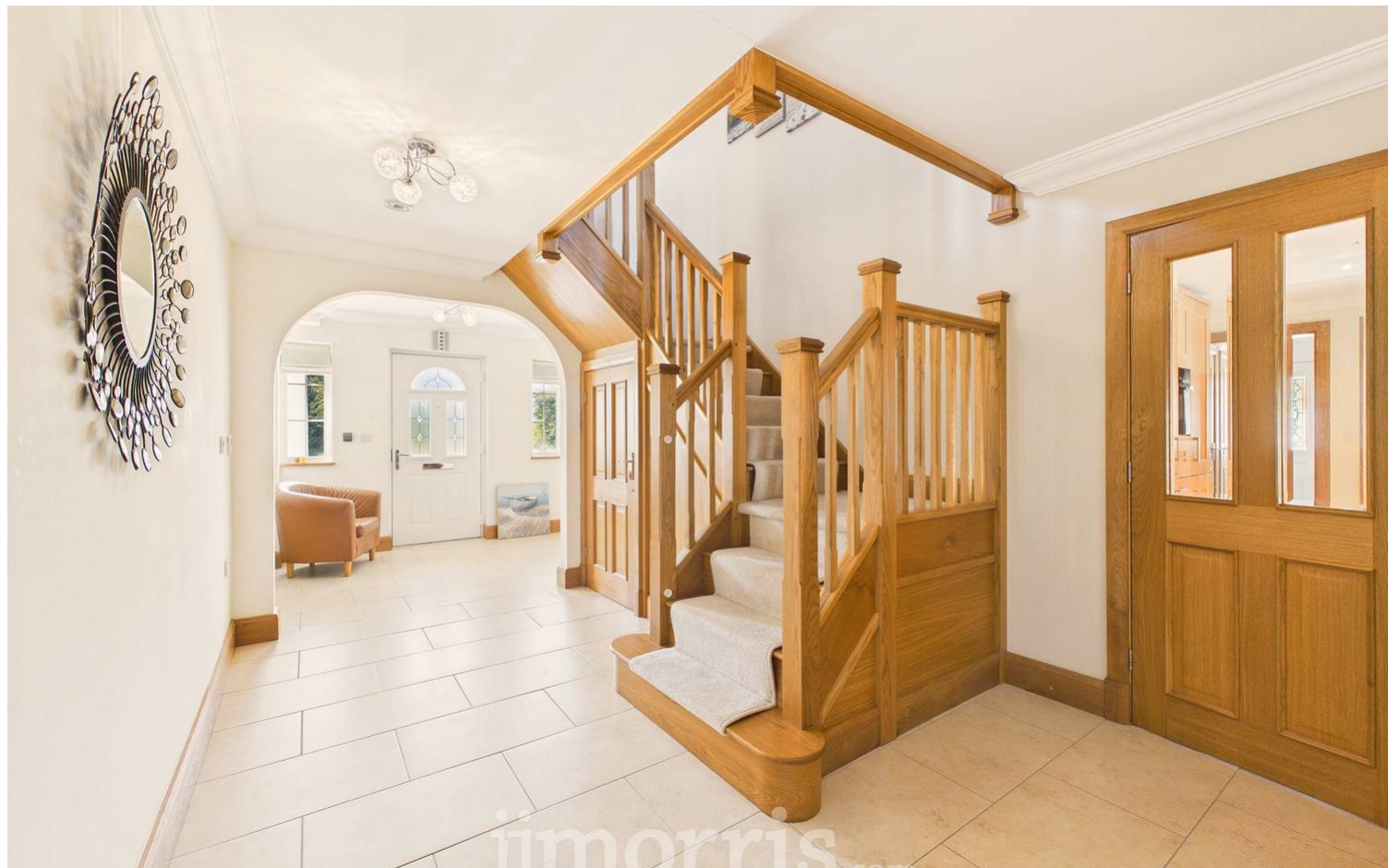
Loft Room

Pull down ladder, radiator, Velux window, eve storage access.

Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band G What3Words: [///ulterior.twirls.reservoir](https://www.what3words.com/ulterior.twirls.reservoir)





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 0.6mbps upload and 4mbps download and Superfast 20mbps upload and 80mbps 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 mobile coverage EE - Good outdoor Three - Good outdoor O2 - Good outdoor Vodafone. - Variable outdoor. 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.

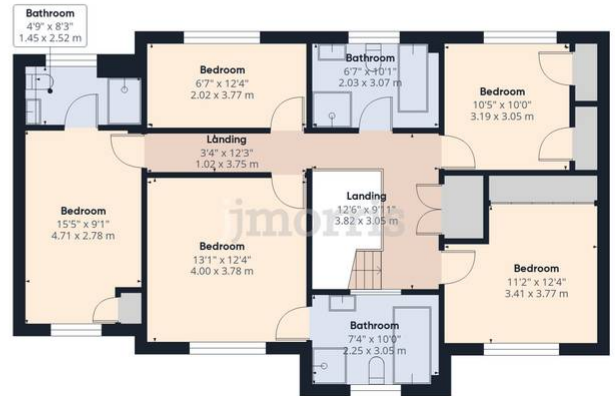


GARDEN

The property enjoys a generous driveway providing ample off-road parking for several vehicles, together with a large garage offering additional parking, storage or workshop space. The front garden is predominantly laid to lawn, with convenient side access to the rear on both sides of the property. The private rear garden has been thoughtfully landscaped, featuring a paved pathway leading through a substantial raised lawn. To the rear left, steps ascend to an elevated seating area with artificial grass and established shrubbery, complemented by a paved patio area, creating an ideal space for outdoor dining and entertaining.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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

