



This impressive three bedroom detached house is ideally positioned to take full advantage of stunning sea and countryside views, offering a unique living experience in a sought-after coastal location. The property is thoughtfully arranged with a living space on the first floor, allowing residents to enjoy panoramic vistas from the comfort of their home. The open plan living, kitchen, and dining area is spacious and flooded with natural light, creating a welcoming atmosphere for both family life and entertaining guests. Each of the three bedrooms is well-proportioned, providing comfortable accommodation, while the modern bathrooms and additional cloakroom add convenience for every-day living. High-quality finishes and contemporary design elements are evident throughout, ensuring a stylish yet practical home that is ready to move into.

Externally, the property offers ample off-road parking to the front, along with a single garage for secure storage or additional vehicle space. To the rear, a superb elevated decked terrace with contemporary glass balustrades creates the perfect setting for outdoor entertaining and relaxation. Steps lead down from the decking to a lawned garden, providing an attractive and versatile outdoor space that is ideal for children, pets, or gardening enthusiasts. The combination of extensive decking and well-maintained garden ensures that the outdoor areas are as impressive as the interior, making this property a truly exceptional opportunity to enjoy a stunning coastal setting.

Council Tax band: F

Tenure: Freehold

**Cardigan**

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**Fishguard**

☎ 01348 873836

**Haverfordwest**

☎ 01437 760440

**Narberth**

☎ 01834 860260



### **Impressive Hallway**

Double height hallway with impressive glass panelled bannisters/ ballustrade. uPVC double glazed door and windows, tiled floor, Velux windows, stairs leading to the first floor, doors to:-

#### **WC**

Low flush WC, hand wash basin with tiled splashback, double glazed uPVC window, tiled floor.

### **Kitchen/Living Room**

Having a range of wall and base units, double stainless steel sink unit with mixer tap over, integrated oven and microwave with gas hobs with convector fan over, tiled splashback, uPVC double glazed windows, tiled flooring, coved ceiling, uPVC double glazed French sliding doors leading to the rear decking, log burner with stone hearth and surround, doors to:-

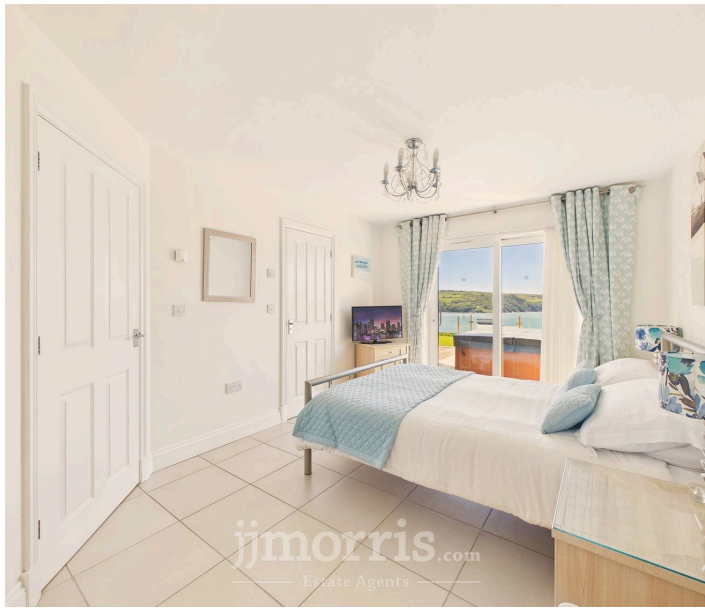
### **Utility**

Having a range of fitted base units, stainless steel sink unit with mixer tap over, tiled splashback, tiled floor, uPVC double glazed door to front, storage cupboard.

### **Bedroom One**

Tiled floor, uPVC French sliding doors to rear decking, door to:-





### **Ensuite**

Shower, WC, hand wash basin in vanity unit, heated towel rail, tiled floor.

### **Bedroom Two**

Tiled floor, uPVC double glazed windows, door to:-

### **Ensuite**

Shower, WC, hand wash basin in vanity unit, towel rail, tiled floor.

### **First Floor Living Area**

Solid oak floor, Velux windows, uPVC double glazed doors to rear balcony, eaves storage, doors to:-

### **Bedroom Three**

Solid oak flooring, Velux windows, eaves storage.

### **Bathroom**

Hand wash basin in vanity unit, jacuzzi bath, WC, shower, heated towel rail, tiled floor, Velux windows.

### **Utilities & Services**

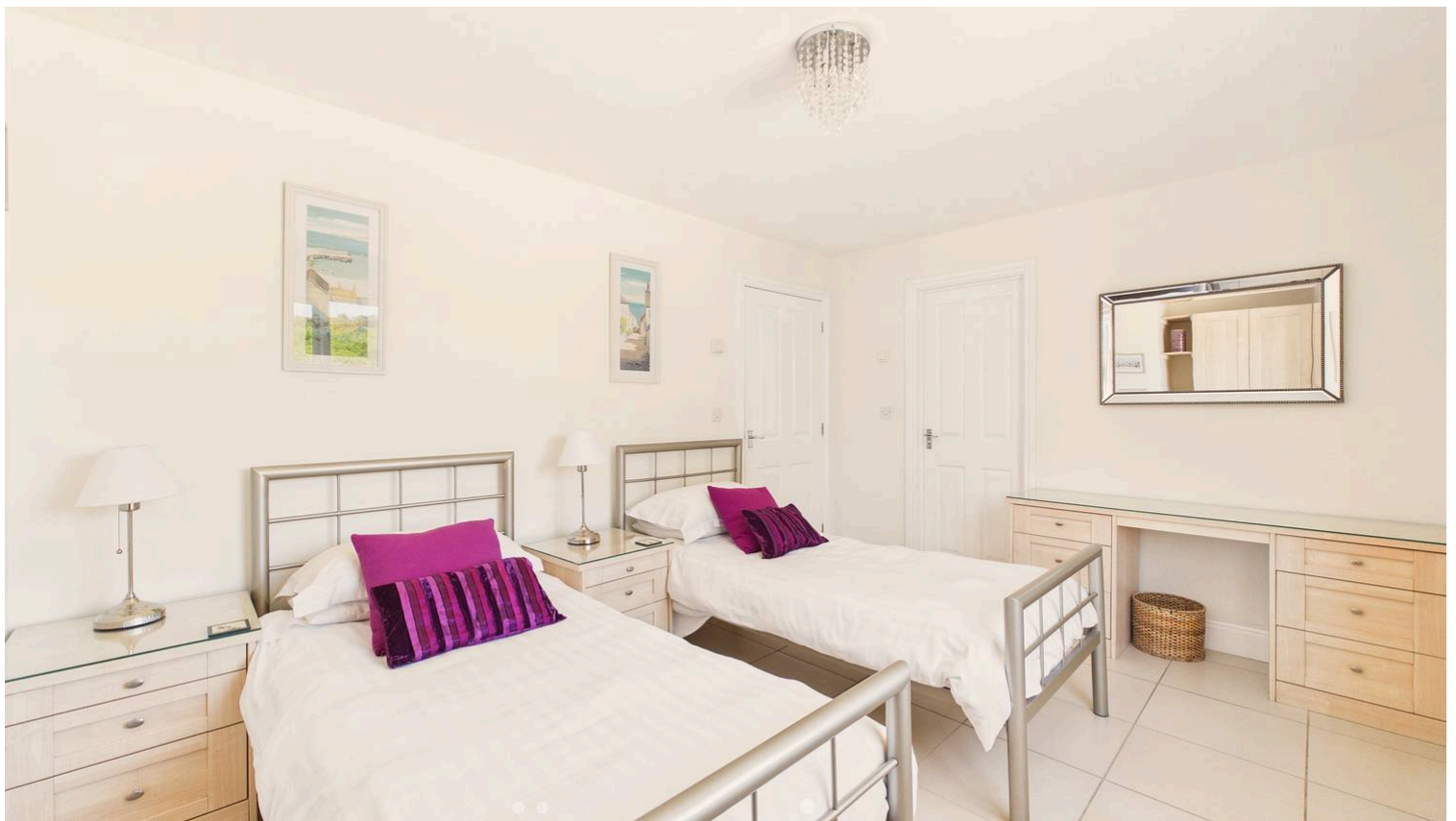
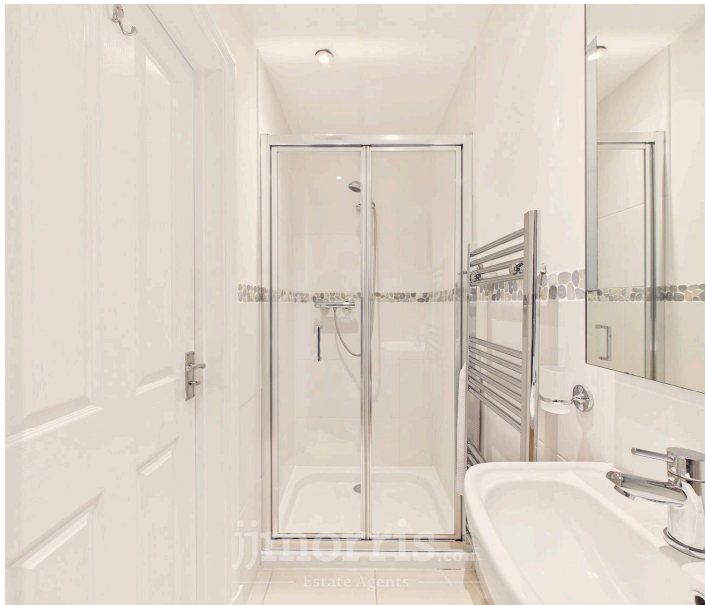
Heating Source: Oil-fired central heating. Services:

Electric: Mains Water: Mains Drainage: Septic Tank Tenure:

Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council

Council Tax: Band F What3Words:

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### **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 1800mbps 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, variable indoor. Three - Good outdoor, variable indoor. 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

Externally, the property offers ample off-road parking to the front along with a single garage. To the rear, a superb elevated decked terrace with contemporary glass balustrades provides the perfect space for entertaining and relaxing, complete with fitted hot tub and enjoying breath taking views across the Cardigan Bay coastline. Steps lead down to a generous lawned garden, creating an attractive outdoor space to enjoy the stunning coastal setting.

## Cardigan

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