



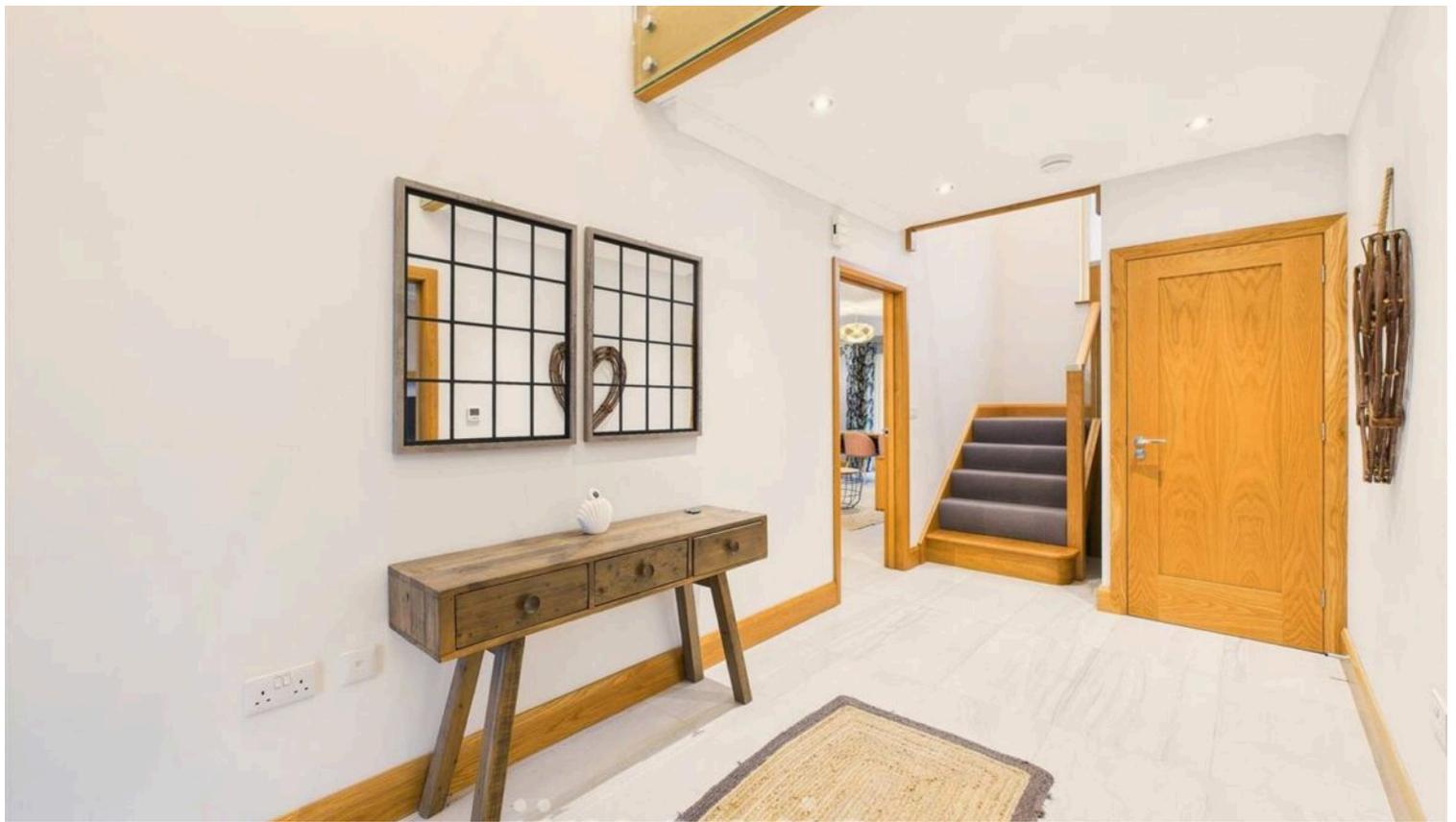
Annedd Lon, Ferwig – SA43 1QA

£429,950

Situated in the village of Ferwig, Cardigan, this delightful detached house, built in 2019, offers a perfect blend of modern living and charm. Accommodation comprising: Oak Porch, Entrance Hallway, Living Room, Kitchen/Dining Room, Utility, Bedroom/Office, Master Suite with En-suite and Dressing Room, Three Bedrooms and a Family Bathroom. Externally there is ample off-road parking for several vehicles, Detached garage with loft room over.

Council Tax band: F

EPC – B (88)



Oak Porch

Door to:-

Entrance Hallway

Stairs rising off to the first floor, spot lights, coved ceilings, tiled flooring, under floor heating with thermostatic controls, doors to:-

Understairs WC

Low flush WC, vanity unit with wash basin, part tiled walls, tiled flooring.

Living Room

Double glazed Upvc window to the front, electric log effect fire, coved ceilings, spot lights, underfloor heating with thermostatic controls, sliding double glazed Upvc patio door to the garden.

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, ceramic sink and drainer with mixer taps over, integrated dishwasher, integrated fridge/freezer, built in Neff oven, grill and sliding hot plate. Central island with Neff gas hob and extraction over, coved ceilings, spot lights, underfloor heating with thermostatic controls double glazed Upvc window to the front, double glazed Upvc sliding patio doors to the garden.





Utility

Having a range of wall and base units with complimentary worktop surfaces, stainless steel, sink and drainer, plumbing for a washing machine, space for dryer, built in storage cupboard, coved ceilings, spot lights, underfloor heating with thermostatic controls, doors to:-

Rear Porch

Spot lights, double glazed Upvc patio doors, built in storage, tiled flooring.

Bedroom/Office

Double glazed Upvc window, coved ceilings, tiled flooring, underfloor heating with thermostatic controls.

First Floor

Landing

Glass galleried landing with window, spot lights and doors to:-

Master Suite

Double glazed Upvc patio doors, Juliette balcony, spot lights, radiators, loft access, doors to:-

Dressing Room

Spot lights, Velux window, heated towel rack, door to:-





En-Suite

Low flush WC, vanity unit with wash basin and mixer taps over, walk-in shower with fitted shower and extraction over, heated towel rack, tiled walls, tiled flooring, spot lights, loft access, double glazed Upvc window.

Bedroom Two

Double glazed Upvc window, radiator.

Bedroom Three

Double glazed Upvc window, radiator.

Bathroom

Low flush WC. Vanity unit with wash basin, Bath, Walk-in Shower, heated towel rack, built in storage, double glazed Upvc window, spot lights, part tiled walls, tiled flooring.

Detached Garage

Electric roller shutter door, Double glazed Upvc window to the rear, Worcester boiler, fuse box, loft over 16 PV panels to roof, stairs rising off to :-

Loft Room

Double glazed Upvc window, spot lights, eaves storage



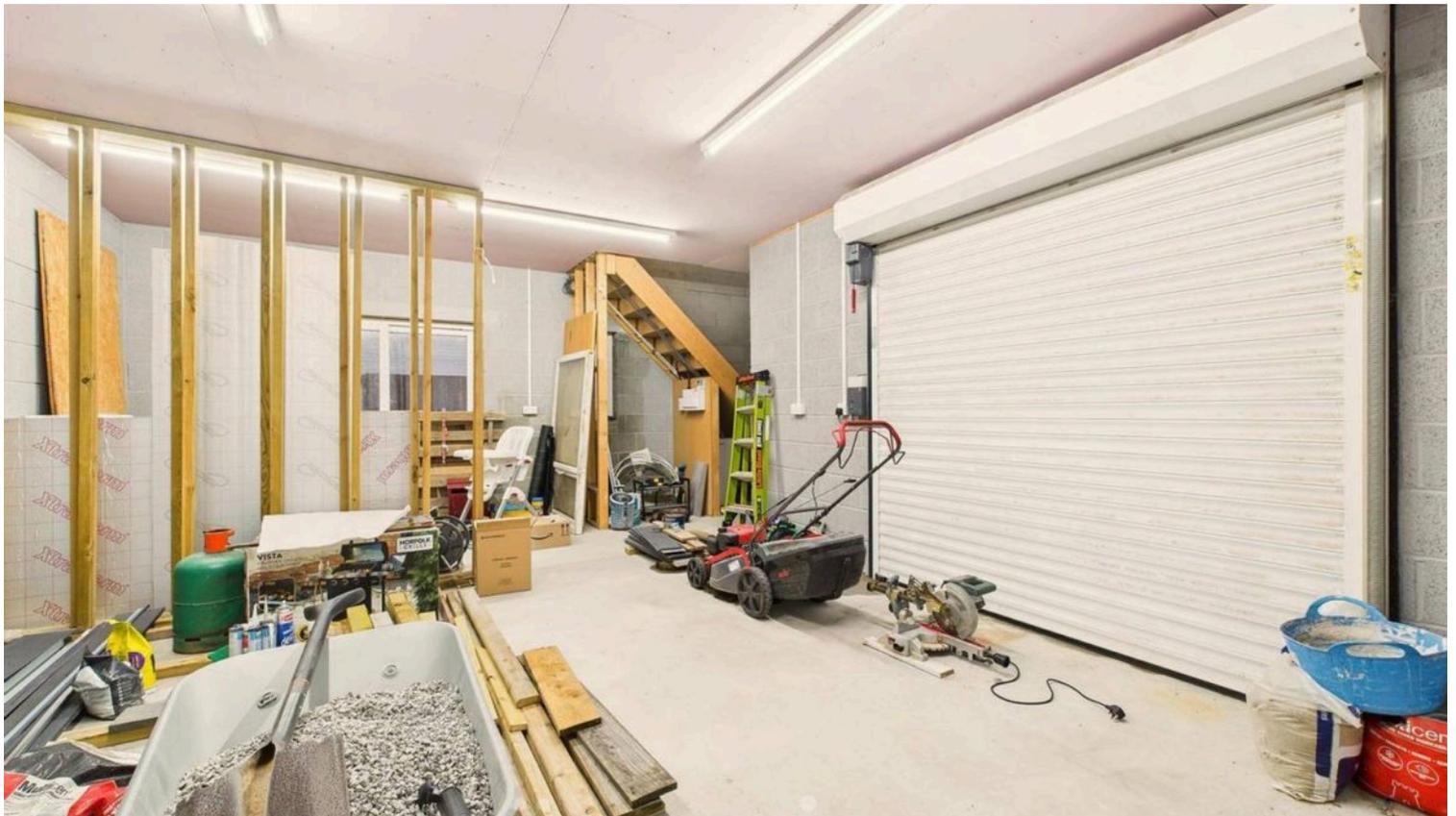


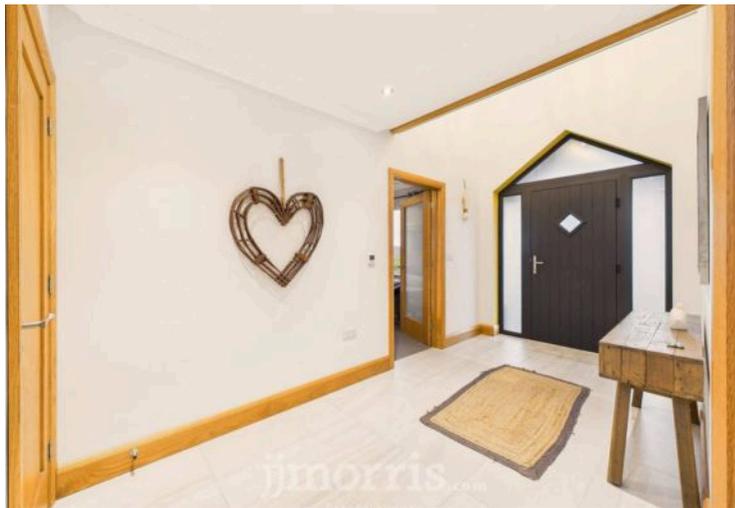
Externally

The property is approached via a gravel driveway ample off-road parking for several vehicles and access to the detached garage. There is a paved path to the front door, convenient gated access to both sides of the property. To the side, there is gated access to the rear garden providing additional parking ideal for a motorhome, caravan or boat storage. A dedicated electric vehicle (EV) charger is available, a good sized lawned space with a patio seating area, all enclosed by panel fencing.

Utilities & Services

Services: Electric: Mains Water: Mains Drainage: Mains Drainage Heating: Oil Central Heating Tenure: Freehold and available with vacant possession upon completion, Local Authority: Ceredigion County Council Council Tax: Band F What3Words: ///////////////submit.efficient.composes Solar panels on the garage are secured under a legacy Feed-in Tariff at 25p per kWh, delivering exceptional long-term financial and environmental benefits.





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.

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 Outside 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.



Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.5mbps upload and 4mbps download and Superfast 14mbps upload and 64mbps 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.



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