

**Cardigan**

01239 612343

**Fishguard**

01348 873836

**Haverfordwest**

01437 760440

**Narberth**

01834 860260

**jmorris.com**

This traditional three bedroom detached house offers a wonderful opportunity to enjoy rural living within a spacious and well-presented home. Set in approximately half an acre of attractive gardens, the property boasts two generous reception rooms that provide flexible living and entertaining spaces. The layout is thoughtfully arranged, with large windows that allow for an abundance of natural light and showcase the beautiful countryside views that surround the house. Each of the three bedrooms is well-proportioned, making this home ideal for families or those seeking extra space for guests or a home office. The kitchen is fitted with a range of units and offers ample room for dining, while the family bathroom is complemented by additional cloakroom facilities. The overall feel throughout the house is one of comfort and practicality, with a welcoming atmosphere that will appeal to a variety of buyers.

Approached via a private driveway from the road, the property enjoys ample off-road parking and easy access to a garage, with a carport conveniently located to the rear. The outside space is a particular highlight, featuring extensive lawned gardens that extend to both the front and side of the house, offering plenty of room for outdoor activities, gardening, or simply relaxing and enjoying the peaceful setting. A selection of storage sheds and workshops provides excellent facilities for hobbies, storage, or even a home business. The gardens are bordered by mature trees and hedges, enhancing privacy and creating a delightful rural outlook. With its generous plot size, practical outbuildings, and attractive gardens, this property offers an exceptional level of outdoor space rarely found in similar homes. Whether you are looking for a family residence with space to grow or a rural retreat with potential for further development, this property is sure to impress.

Council Tax band: E

Tenure: Freehold

## Contact Cardigan Office



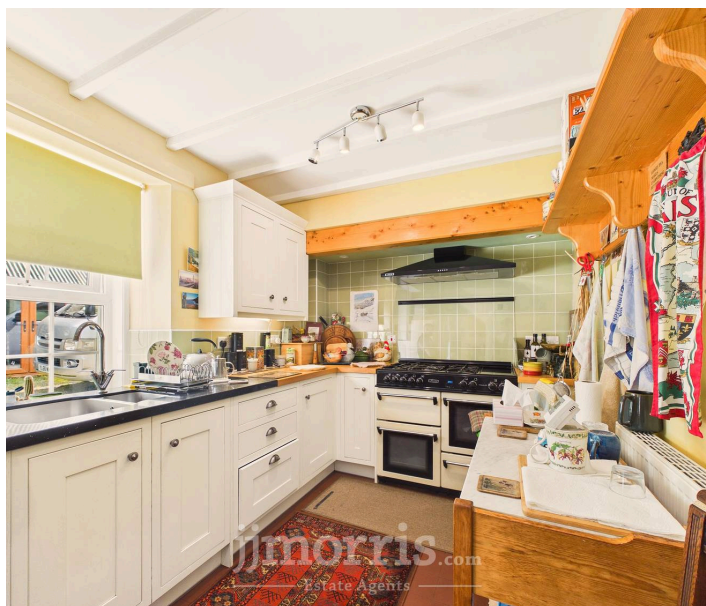
5 High Street, Cardigan,  
Ceredigion SA43 1HJ



01239 612343



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#### **Rear Porch**

Tiled floor, uPVC door and double glazed windows, radiator, stainless steel sink with mixer tap over, worktop surfaces, space for white good, door to WC with uPVC double glazed window, door to:-

#### **Kitchen**

Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, tiled splashback, uPVC double glazed windows, radiator, tiled floor, understairs storage, glazed door to:-

#### **Dining Room**

Fireplace with tiled hearth and wooden surround, fitted storage units, tiled floor, radiator, uPVC double glazed windows, door to:-

#### **Hallway**

Tiled floor, radiator, glazed door to front porch, door to:-

#### **Living Room**

uPVC double glazed windows, log burner on slate hearth, radiator.

#### **Landing**

Loft hatch, uPVC double glazed windows, doors to:-

#### **Bathroom**

Hand wash basin, bath with shower over, WC, wooden floorboards, tiled walls, towel rail.



### Bedroom One

Radiator, uPVC double glazed windows.

### Bedroom Two

Radiator, uPVC double glazed windows.

### Office

Radiator, uPVC double glazed windows.

### Bedroom Three

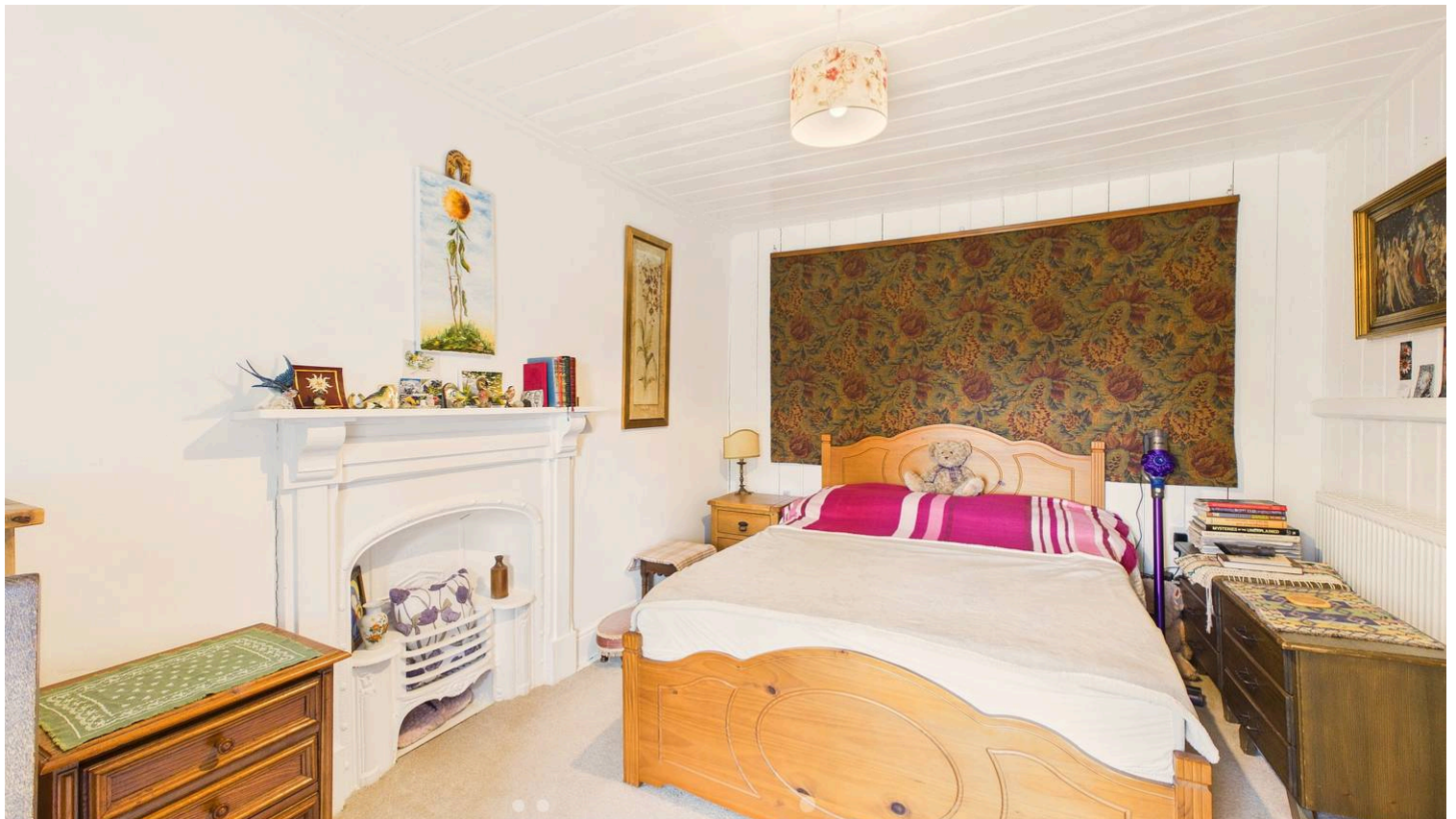
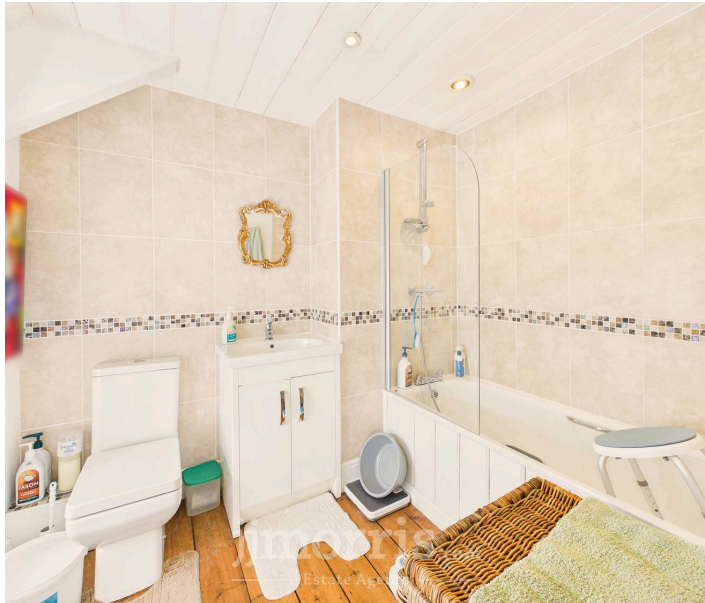
Radiator, uPVC double glazed windows, door to:-

### Ensuite

Shower, WC, hand wash basin, towel rail, tiled floor, Velux window.

### Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Treatment Plant (bio degradable cesspit) Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band E What3Words: ///asks.rents.alley





### **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 0.7mbps upload and 6mbps 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.



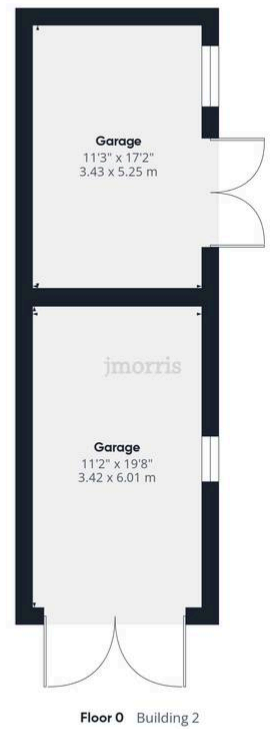
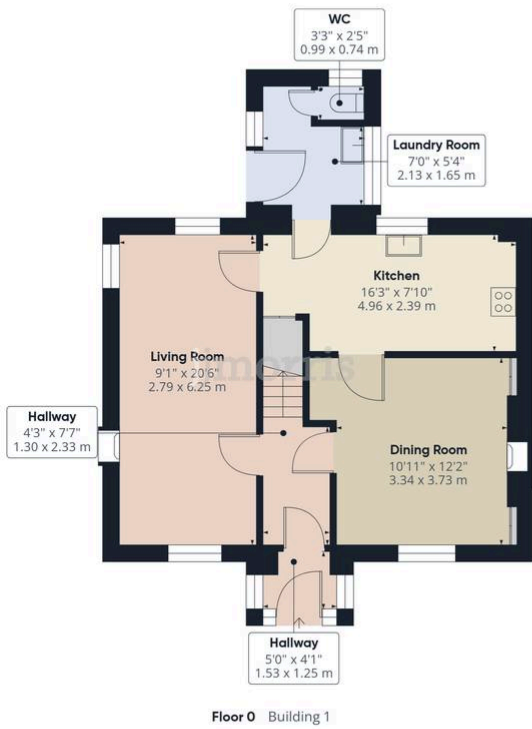
### Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor, variable indoor Three - Good outdoor O2 - Good outdoor, variable indoor Vodafone. - Good 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



## GARDEN

Driveway from the road leads to the property, where there is ample off-road parking and access to a garage with a carport located to the rear. The property further benefits from a range of storage sheds and workshops, while extensive lawned gardens extend to the front and side, creating generous outdoor space.



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

