

*Highly desirable immaculately presented detached 3 bed (En Suite) Bungalow Residence with garage and lovely gardens and grounds. Sought after residential locality on the outskirts of the town of Cardigan - West Wales.*



16 Gotrel Estate Ferwig Road, Cardigan, Ceredigion. SA43 1PJ.

**£360,000**

**Ref R/4734/ID**

**\*\*MUST BE VIEWED TO BE APPRECIATED !\*\*b>Delightful detached bungalow\*\*Superbly presented throughout\*\*3 Beds (En Suite)\*\*Integral Garage\*\*Spacious well maintained gardens and grounds\*\*Edge of the Market town of Cardigan\*\*A few minutes drive from Gwbert on the Teifi Estuary and an easy reach of the sea\*\*Popular residential cul-de-sac\*\*Recently installed air source heating system and 18PV solar panels\*\***

The Accommodation benefits double glazing, central heating and Cavity wall insulation. Provides - Rec Hall, Lower level Lounge, TV Room/Dining Room, Inner Hallway. Cloak Room off and w.c. Utility Room, Fitted Kitchen/Dining Room. Second Inner Hallway leads to 3 Bedrooms (one with En Suite Shower Room), Main Bathroom and w.c. Integral Garage. Outside lovely gardens and grounds, brick paved drive and parking. 2 Garden Sheds. Raised vegetable beds etc.

Ferwig Road is a popular residential locality on the outskirts of the town of Cardigan. Within a private select cul de sac the property is within a convenient distance of a comprehensive range of shopping and schooling facilities within the town which includes local and national retailers, primary and secondary schools, 6th Form college, local health facilities, excellent public transport etc.



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## THE ACCOMMODATION

### L-Shaped Reception Hall



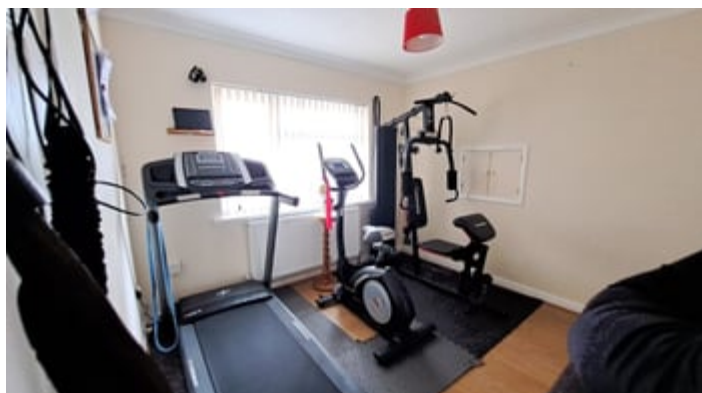
With hardwood uPVC double glazed entrance door with stained glass inset, solid Oak flooring, central heating radiator. A short circular feature stairs descend to -

### Attractive Lounge

19' 0" x 13' 3" (5.79m x 4.04m) with large double aspect windows with vertical blinds bringing in an abundance of natural light, inset LPG Gas real flame fire, wall lights, central heating radiator.



### Dining Room / Gym



10' 2" x 9' 8" (3.10m x 2.95m) with laminate flooring, front



aspect window with vertical blinds, central heating radiator.

### Rear Hallway

With solid Oak flooring, central heating radiator.

### Cloak Room off



With tiled floor. A White suite provides a wash hand basin, low level flush toilet, central heating radiator.

### Utility Room



10' 2" x 4' 8" (3.10m x 1.42m) with tiled floor, Formica working surfaces with a stainless steel sink h&c, appliance space beneath with plumbing for automatic washing machine, uPVC rear exterior door.

### Kitchen/Dining Room

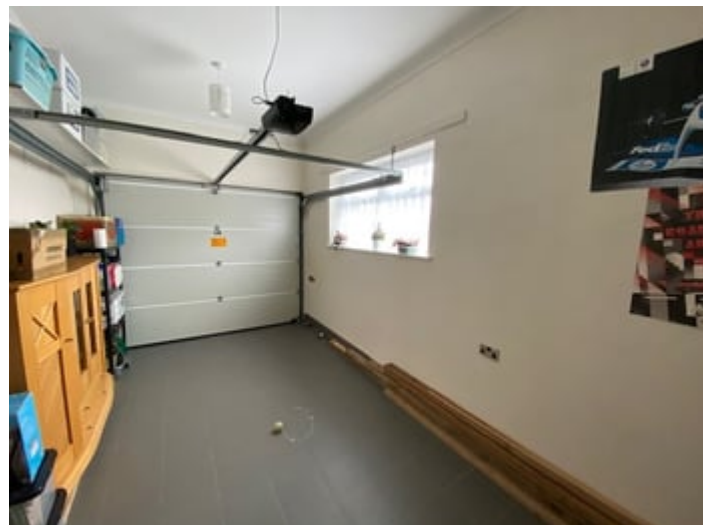




19' 0" x 11' 4" (5.79m x 3.45m) overall with tile effect laminate flooring, 2 front aspect windows with vertical blinds, rear aspect window with roller blinds.

The Kitchen area is fitted with an excellent good quality range of Oak fronted base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps and with side work surface in solid Oak. Fitted larder cupboards, Rangemaster dual fuel cooking range with stainless steel cooker hood over, part tiled walls, ceiling down lighters, serving hatch (to dining room/TV Room), double panel radiator. Door through to -

## Integral Garage

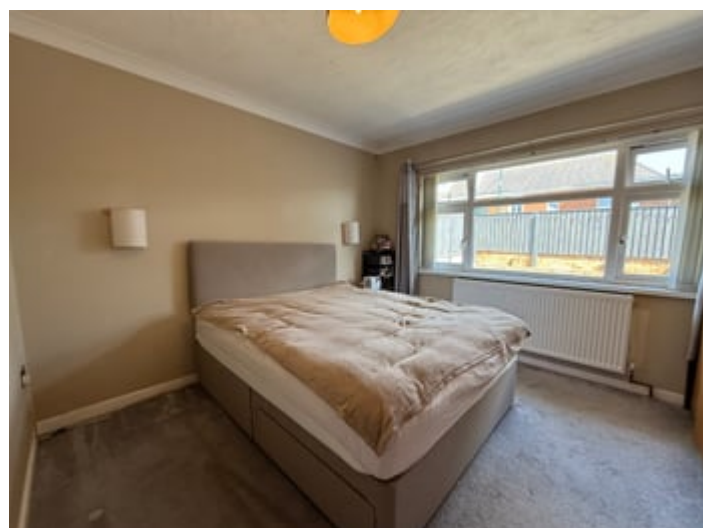


18' 4" x 9' 4" (5.59m x 2.84m) immaculately kept with tiled floor, Automatic up and over door, side aspect window.

## Inner Hallway

With laminate flooring, central heating radiator.

## Master Bedroom 1



13' 8" x 11' 4" (4.17m x 3.45m) (max) with central heating radiator, side aspect window with vertical blinds.



## En Suite Shower Room



6' 5" x 5' 4" (1.96m x 1.63m) with a tiled floor, good quality White suite provides a large corner shower cubicle with curved shower doors, vanity unit with inset ceramic hand wash basin, mirror and light over, low level flush toilet, heated towel rail, extractor fan.

## Front Double Bedroom 2

13' 2" x 12' 5" (4.01m x 3.78m) (max) with double aspect windows with vertical blinds, central heating radiator.



## Rear Bedroom 3



9' 6" x 8' 3" (2.90m x 2.51m) plus alcove, central heating radiator, rear aspect window with vertical blinds, built in wardrobes.

## Family Bathroom







9' 1" x 7' 1" (2.77m x 2.16m) with tiled floor, a white suite provides paneled bath, corner shower cubicle with curved shower doors, pedestal wash hand basin with mirror and light over, low level flush toilet, part tiled walls, heated towel rail. Side window with roller blinds.

## EXTERNALLY

### The Grounds

The property is set within a spacious half circular feature corner plot all contained within a brick walled boundary. Has a wide brick paved drive and forecourt area with parking for several vehicles. Paths surround the residence.







To the Side



A large circular slate patio area. Adjacent lawned area and Cedarwood Garden Shed. Oil Storage Tank.

To the Other Side Is a Garden area which has 2 raised beds stocked with vegetable and fruit plants. Other Garden Shed. Beyond this is a private seating area, the perfect sun trap.

### **To the Front**

Is a lawned garden area, very well kept and bordered by well stocked flower and shrub borders.

## **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **VIEWING ARRANGEMENTS**

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

### **Services**

Mains Electricity, Water and Drainage. Air Source Central Heating. Hardwood effect upvc double glazing. Cavity wall insulation.

18 Solar Panels.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Air Source Heat Pump. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (57)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

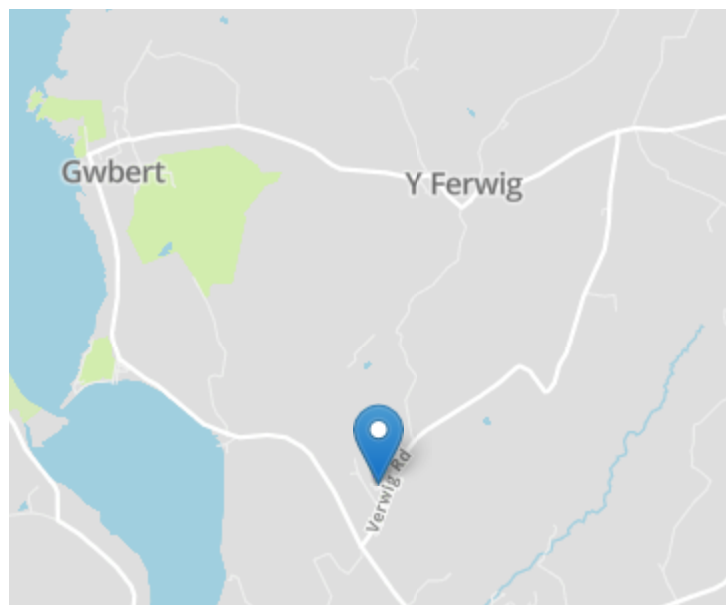
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Directions

From Cardigan town centre head North along Aberystwyth road passing Spar on your right hand side, take the next left hand turning adjacent to the Bowls Club onto Gwbert Road. Proceed for 1 mile towards Gwbert, travelling over the mini roundabout, taking the next right hand turning sign posted Ferwig and proceed up this road for some 500 yards or so and you will see the entrance to Gotrel Estate on the left hand side. Drive into the entrance then turn left and follow the road around to the right until you will see the property prominently located on your right hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

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