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Since 1989

Highly desirable, beautifully presented, substantial 5 double bedroom (including master room En Suite) detached residence set within its own mature private gardens & grounds. 1 mile from the popular town of Cardigan, West Wales.



Bryn Y Wawr, Caemorgan Road, Cardigan, Ceredigion. SA43 1QU.

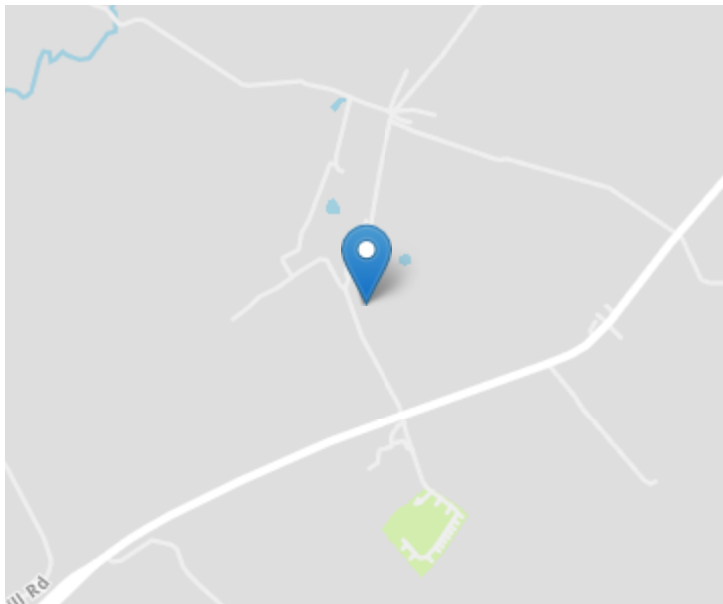
R/3677/ID

£475,000

**** Highly desirable detached residence ** Boasting 5 double bedrooms ** The perfect family home ** Set in its own garden and grounds ** Ample off road parking ** Only 1 mile from the popular town of Cardigan ** Walking distance to town amenities ** Oil fired central heating ** Double glazing throughout ** Views over adjoining countryside towards Cardigan ****

The property comprises of - Entrance hall, cloakroom, front sitting room/snug, rear lounge, conservatory, office / study, kitchen / dining room, laundry room, integral garage. First floor - 5 double bedrooms including master with En suite, family bathroom.

The property is situated on the edge of the Former Market town of Cardigan on the banks of the river Teifi. The Town offers an excellent range of local facilities and services including primary and secondary schools, sixth Form College, Leisure Centre, Local and National Retailers, Supermarkets, traditional High Street offerings with local cafes, bars, restaurants. Access to the renowned Teifi Estuary. Wealth of coastal and rural walks in the immediate surrounding area. The Pembrokeshire Coast National Park is within 10-15 minutes drive from the property as is Cardigan Bay with its array of sandy beaches including feature coves such as Mwnt, Tresaith and Penbryn.



Entrance Hall

16' 7" x 11' 9" (5.05m x 3.58m) via half glazed uPVC door with stained glass, glazed side panel, dogleg staircase to first floor, central heating radiator, wall lights, oak flooring.



Front Sitting Room

14' 7" x 11' 0" (4.45m x 3.35m) with electric fireplace, marble effect surround, double glazed window to front, central

heating radiator.



Rear Lounge

20' 2" x 14' 6" (6.15m x 4.42m) A grand and spacious room accessed via double doors, fireplace with marble surround (believed to have come from a local manor), 2 x double glazed window to side, central heating radiator, 8ft wide sliding doors into -





Rear Conservatory

12' 0" x 10' 4" (3.66m x 3.15m) with dwarf walls, double glazed unit, glass roof, tiled floor, glazed double doors to rear garden, views over adjoining countryside, apex window.



Office / Study

12' 5" x 11' 9" (3.78m x 3.58m) with double glazed windows to rear, central heating radiator, dado rail.





Kitchen / Dining Area

16' 0" x 16' 7" (4.88m x 5.05m) A large family kitchen / dining room with a range of modern base and wall cupboard units, Formica working surfaces, 1 1/2 inset drainer sink with mixer taps, Bosch eyelevel electric oven and grill, four ring electric hob, stainless steel extractor hood, tiled splashback, integrated appliances include tall, fridge/freezer, dishwasher. Display cupboard units, tiled flooring, double glazed window to rear, undercounter lights, cupboard lights, glazed uPVC door to rear, central heating radiator.



Laundry Room

5' 7" x 7' 8" (1.70m x 2.34m) with a range of white base and wall cupboard units, stainless steel single drainer sink, plumbing for dishwasher, uPVC door to side, tiled flooring, double glazed window to side, tiled splashback.

Integral Garage

16' 0" x 16' 2" (4.88m x 4.93m) with electric up and over door, range of base cupboard units, stainless steel single drainer sink, plumbing for automatic washing machine, space for tumble dryer, window to side, Worcester oil boiler, workbench.

Cloakroom

5' 11" x 5' 7" (1.80m x 1.70m) with low-level flush WC, pedestal wash hand basin.



First Floor

Galleried Landing

17' 7" x 16' 2" (5.36m x 4.93m) dormer window to front with far-reaching views towards Cardigan town, central heating radiator, 2 x built in cupboard space, including airing

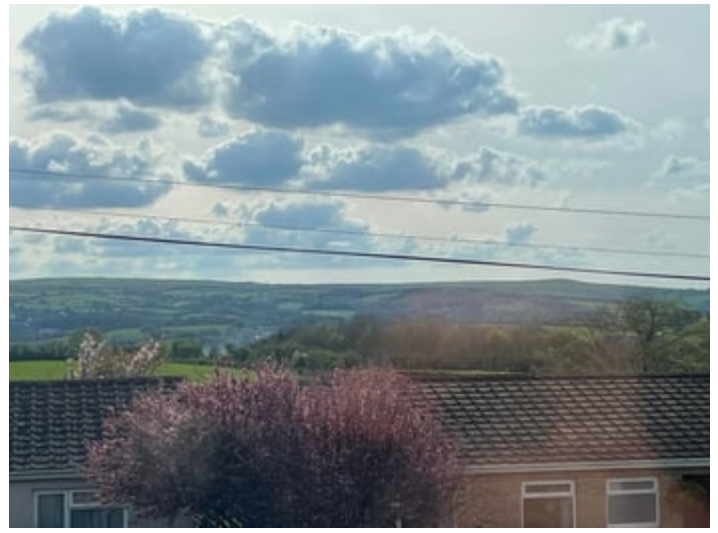
cupboard, Eve storage access, hatch a loft.

Please note - Boarded loft with ladder access.



Principal Bedroom 1

16' 3" x 11' 6" (4.95m x 3.51m) large master bedroom with double glazed window to front with views towards Cardigan town, central heating radiator, fitted wardrobes, built-in cupboard units with dressing table, archway into passageway with 2x built-in cupboard unit, door into -



En Suite

6' 4" x 7' 9" (1.93m x 2.36m) a modern white suite comprising of a corner shower unit with Mirra electric shower above, PVC line boards, low-level flush WC, vanity cupboard units with wash hand basin, frosted window to side, tiled walls, tiled floors, extractor fan, storage cupboards.





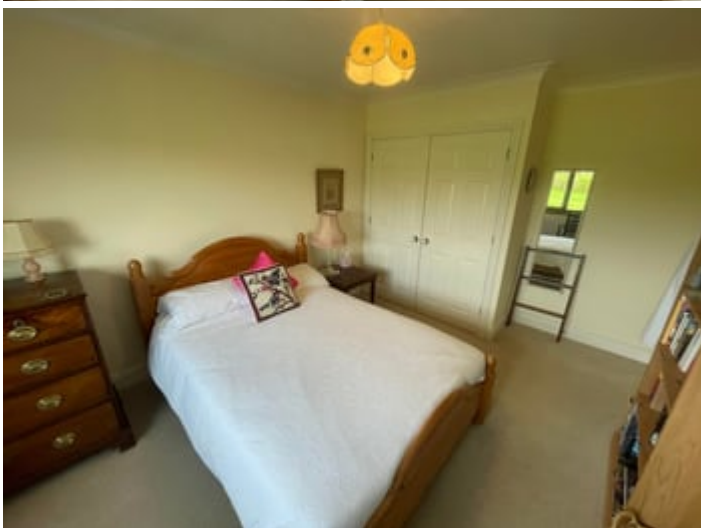
Rear Double Bedroom 2

15' 3" x 10' 1" (4.65m x 3.07m) with double glazed window to rear, views over adjoining countryside, central heating radiator, built in cupboard.



Rear Double Bedroom 3

11' 9" x 12' 3" (3.58m x 3.73m) double glazed window to rear, central heating radiator, built-in cupboards.



Family Bathroom

11' 7" x 8' 8" (3.53m x 2.64m) white suite comprising of a panelled bath, enclosed shower unit with Mirra electric shower, low-level flush WC, vanity unit, with wash hand, basin, heated towel rail, half tiled walls, electric mirror unit, extractor hood, frosted window to rear.



Rear Double Bedroom 4

12' 0" x 15' 2" (3.66m x 4.62m) double glazed window to rear, central heating radiator, built-in cupboards.



Front Double Bedroom 5

14' 6" x 14' 7" (4.42m x 4.45m) into dormer window with views towards Cardigan town, central heating radiator, eve storage space.



Externally

To the Front

With tarmac driveway with private parking for up to 4 cars, front garden laid to lawn with mature shrubs and flowerbed, path to both sides.





To the Rear

Immaculately presented garden which includes the level lawn area, patio laid to slabs, mature, hedging, shrubs and flowers, cherry blossom tree, views over adjoining countryside, cedarwood garden shed.



To the Side

Single Garage/Workshop measuring 10.5' x 16.8' with up and over door, power connected, workbenches. There is possibility to extend the driveway to gain access for a car.



Services

We are advised the property benefits from mains water, electricity. Private drainage to septic tank. Oil fired central heating.

Council tax band 'G'.

Freehold.

Directions

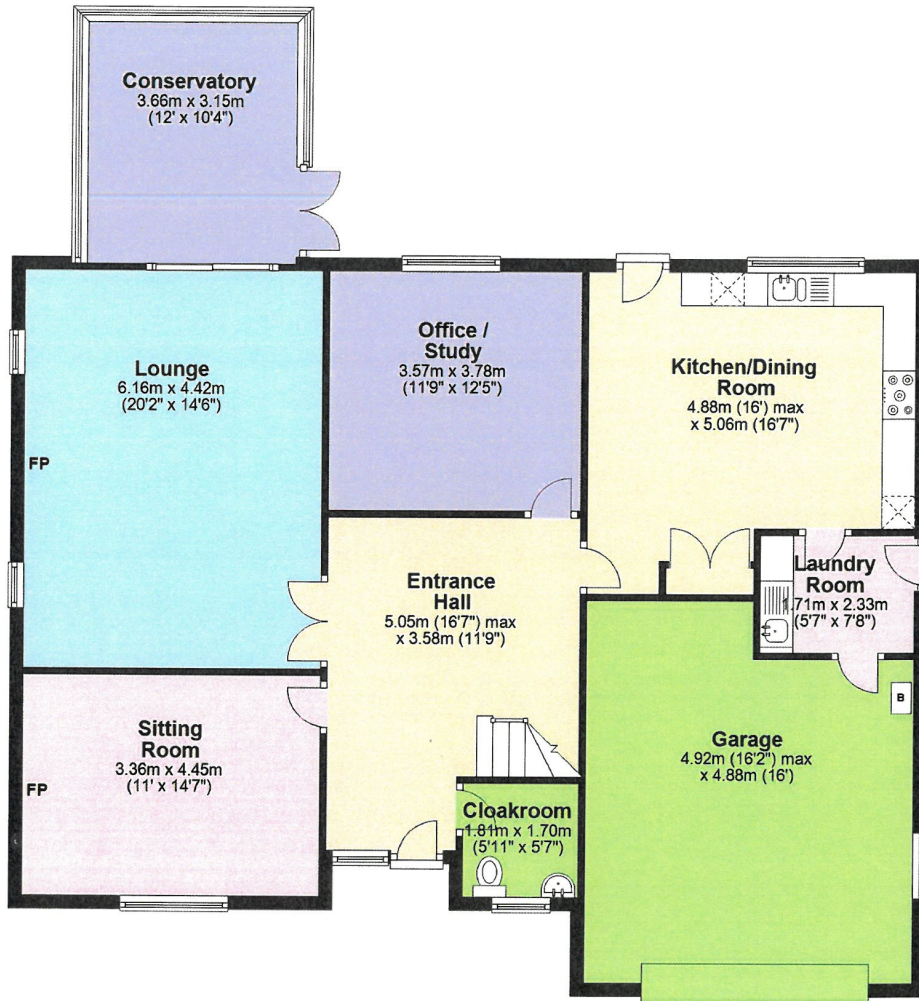
From Cardigan travel North on the A487 taking the 1st left hand turning into Caemorgan. Travel along this road to the bend and the property is located second from last on the righthand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

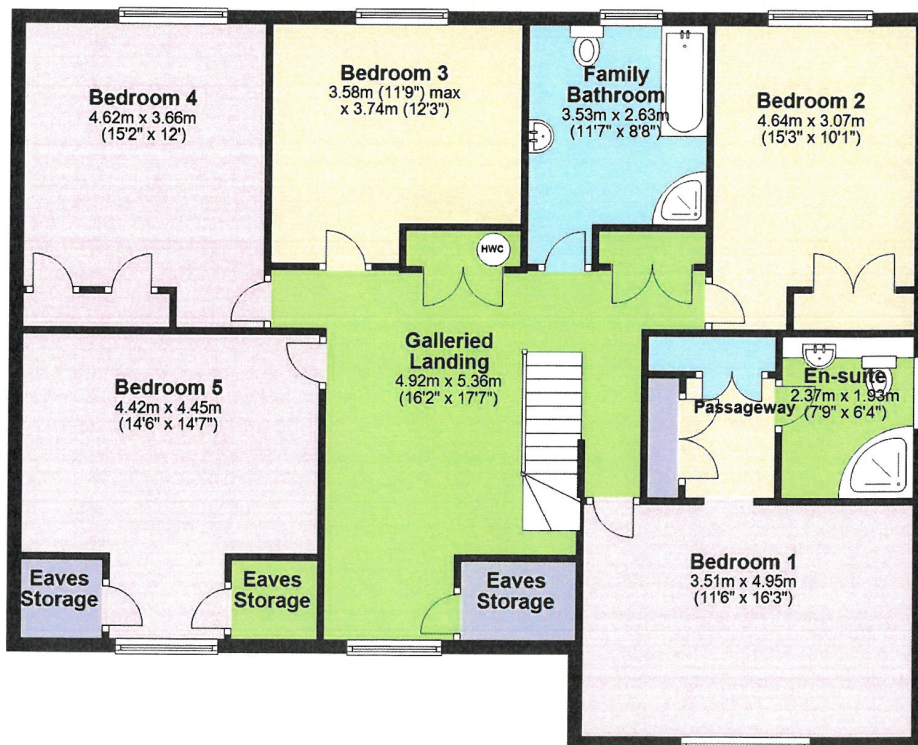
Ground Floor

Approx. 144.2 sq. metres (1552.0 sq. feet)



First Floor

Approx. 132.8 sq. metres (1429.6 sq. feet)



Total area: approx. 277.0 sq. metres (2981.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Bryn Y Wawr , Caemorgan Road, Cardigan