

*Outstanding brand new 4 bedroom Detached Dwelling. Near Gwbert, Cardigan- West Wales.*



**16 Clos Y Gwyddil Ferwig, Cardigan, Ceredigion. SA43 1PS.**

**£479,000**

**Ref R/4107/RD**

**\*\* Outstanding well presented 4 Bed (4 Bath) Dwelling \*\* Exceptional build quality by renowned local developer \*\* Less than 5 minutes to the Cardigan bay coastline at Gwbert \*\* Popular village location \*\* High end fixtures and fittings \*\* Private Garage and off-road parking \*\* Large rear private garden space \*\* Energy efficient with low running energy costs \*\* Air source heating \*\***

**\*\* A RARE OPPORTUNITY TO SECURE A BRAND NEW HOME WITHIN THIS POPULAR COASTAL VILLAGE \*\***

The property is situated within the village of Ferwig, being in close proximity to the renowned Cardigan Bay coastline and its estuary at Gwbert. The village offers limited local amenities but relies on nearby Gwbert and Cardigan for its day to day needs. Gwbert offers luxurious hotels, bars and restaurants, the nearby Cardigan offers a wealth of local amenities including primary and secondary schools, 6th form college, retail parks, supermarkets, traditional High Street offerings, good quality local cafes, bars and restaurants, industrial estates and employment opportunities. The Pembrokeshire National Park coastline is within a 20 minutes drive of the property offering spectacular walks, scenery and coastline.



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## GENERAL

Redwood Homes Ltd are a reputable local developer, well known for providing highly efficient and good quality homes through the region.

The house is finished to the highest order with high specification Kitchen and Bathrooms and quality living accommodation.

The property is run by an efficient air source heating system which provides under-floor heating on the ground floor and radiator system on the 1st floor.

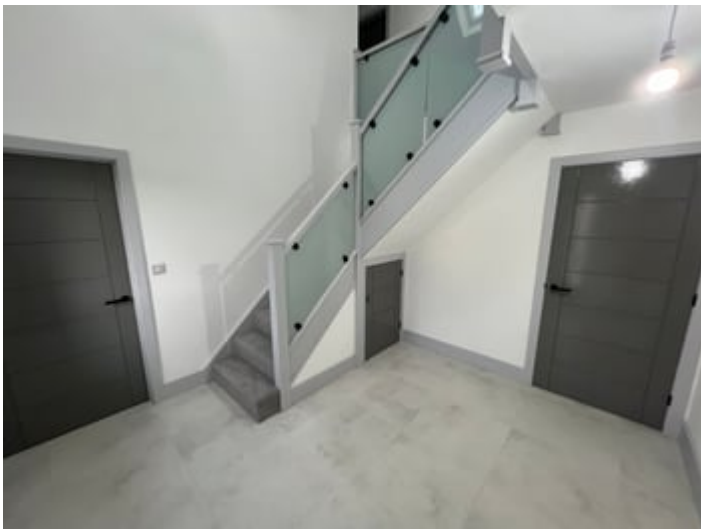
A private Garage is also provided to the side of the dwelling with off-road parking.

A truly exceptional dwelling in this popular village and an opportunity not to be missed.

## GROUND FLOOR

### Entrance Hallway

11' 6" x 11' 6" (3.51m x 3.51m) Accessed via composite door with side window to front, glass panel staircase to 1st floor, understairs cupboard, tiled flooring, Velux roof light over allowing excellent natural light.



### Lounge

13' 8" x 19' 6" (4.17m x 5.94m) (into bay window) A large family living room with feature bay window to front allowing excellent natural light and potential window seating area, feature electric fire and TV wall providing a focal point within this room, multiple sockets.





## Kitchen

12' 9" x 25' 1" (3.89m x 7.65m) With grey gloss base and wall units, quartz worktop and drainer, kitchen island with Lamona induction hobs and extractor over, Franke stainless steel sink with black mixer tap, Lamona double oven, grill and microwave with warm plate drawer, fitted dishwasher, fitted fridge/freezer, wine fridge, saucepan drawers throughout, tiled flooring, spotlights to ceiling, glass patio door to garden, rear window overlooking garden, multiple sockets, TV point and space for large dining table or additional seating.







### Utility Room

11' 1" x 8' 6" (3.38m x 2.59m) Range of gloss grey base and wall units, quartz worktop and drainer, plumbing for washing machine, tiled flooring, multiple sockets, rear window and glass panel door to garden.



### Bedroom 1 / Study/Play Room

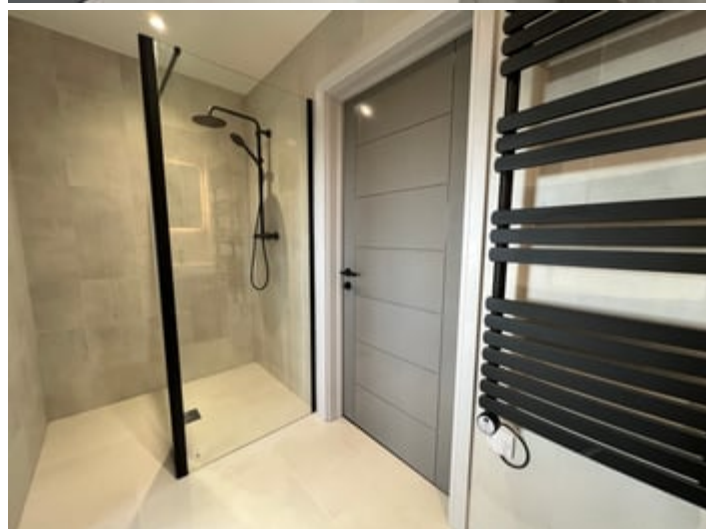
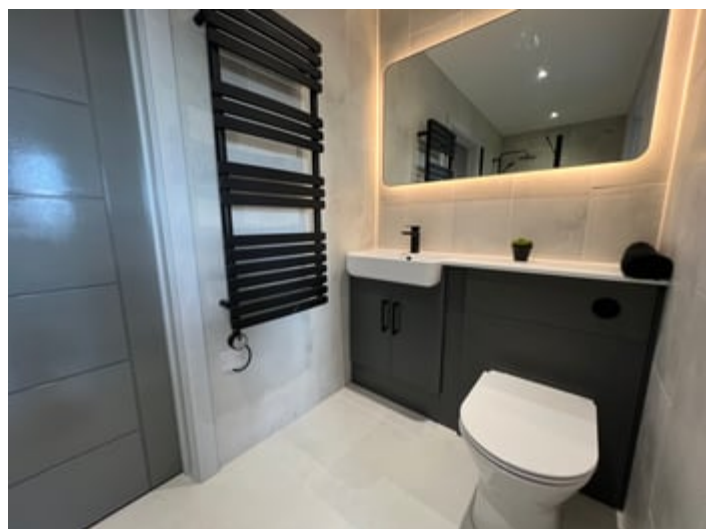


11' 0" x 13' 1" (3.35m x 3.99m) Double Bedroom, window to front, multiple sockets, TV point, connecting door into:



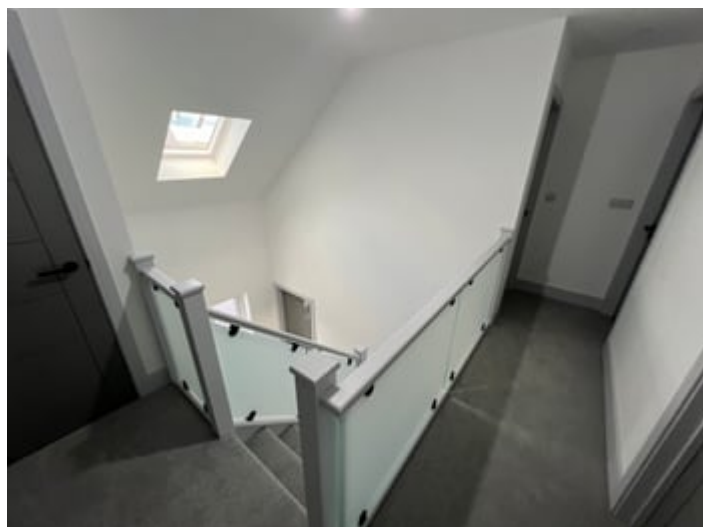
## En Suite

4' 8" x 11' 4" (1.42m x 3.45m) High quality facility with 4'8" tiled walk-in shower with side glass panel and black shower appliances including waterfall head, luxurious vanity unit with integrated single wash hand basin and WC, heated towel rail, spot lights to ceiling, connecting door to Utility Room.



## FIRST FLOOR

## Landing



via glass panel staircase with Velux roof light over, 2 x walk-in airing cupboard with slatted shelving, central heating radiator.

## Front Bedroom 2

13' 8" x 12' 1" (4.17m x 3.68m) 13' 8" x 11' 5" (4.17m x 3.4m), window to front, radiator, multiple sockets, TV point.







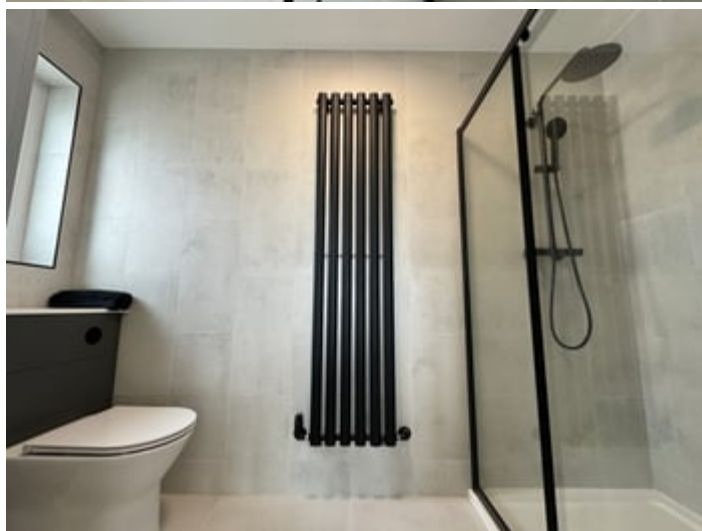
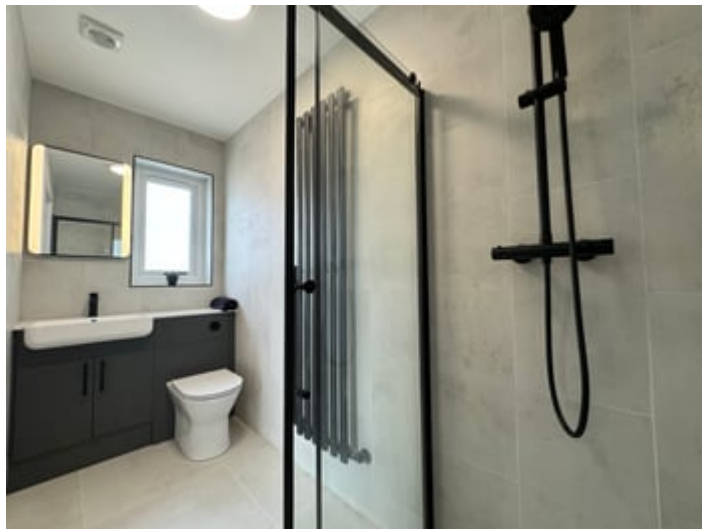
### Bedroom 3

13' 4" x 14' 1" (4.06m x 4.29m) with multiple sockets, radiator, rear windows with outstanding countryside views.



### En Suite

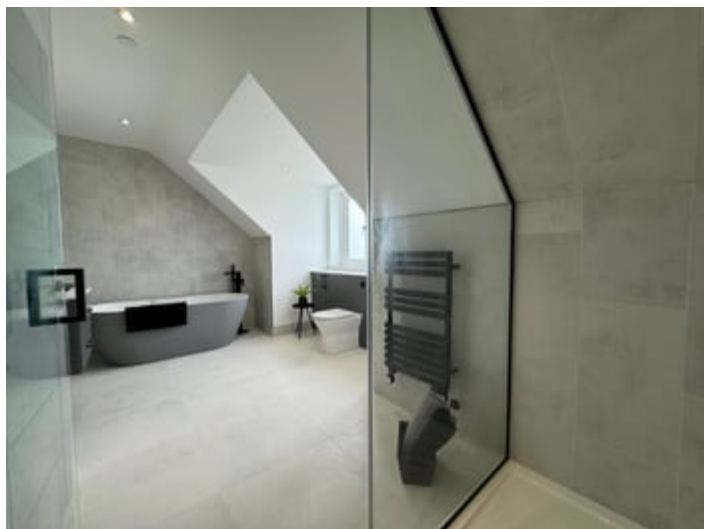
4' 0" x 9' 6" (1.22m x 2.90m) with 4' enclosed shower unit with waterfall head, heated towel rail, luxurious vanity unit and integrated WC and single wash hand basin, side window, fully tiled walls and flooring.



### Bathroom

10' 1" x 11' 2" (3.07m x 3.40m) Providing a White Bathroom suite with feature roll top bath, single wash hand basin and vanity unit, heated towel rail, WC, fully tiled walls and flooring.





## Bedroom 4

14' 5" x 11' 2" (4.39m x 3.40m) into bay window, multiple sockets, radiator.



## EXTERNALLY

### To the Front

The property is approached from the adjoining county road into the front driveway and garden area with ample parking for 3+ vehicles and access to:







### Garage

21' 7" x 12' 4" (6.58m x 3.76m) with composite electric roller door, concrete base, rear window and doors to garden, multiple sockets, access to Loft.



### To the Rear

Side footpath leading from the front garden area to a rear enclosed garden area with concrete post and timber panel fencing providing a private garden area currently laid to lawn with an extended patio area from the Dining Room.



## **TENURE**

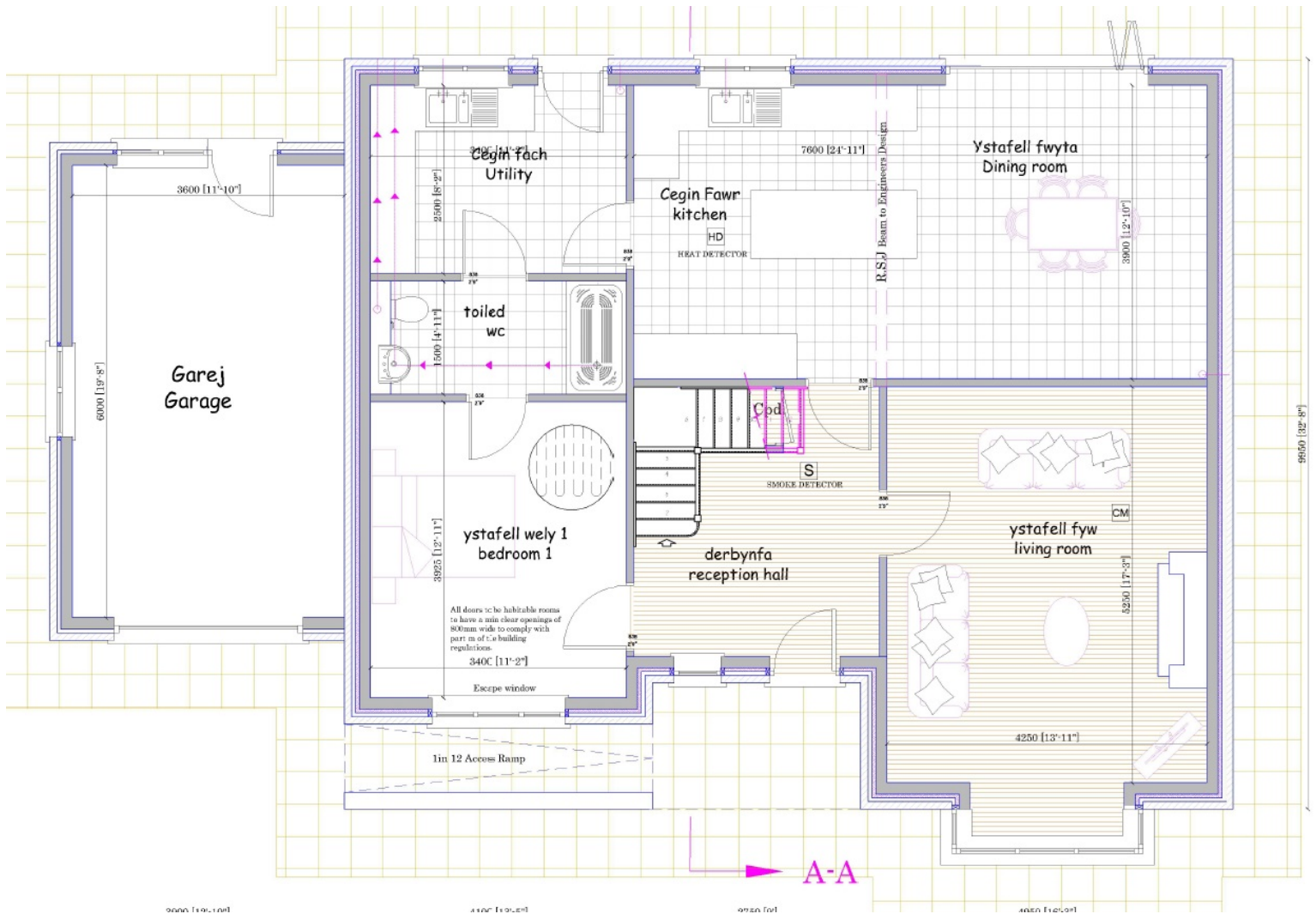
The property is of Freehold Tenure.

## **MONEY LAUNDERING**

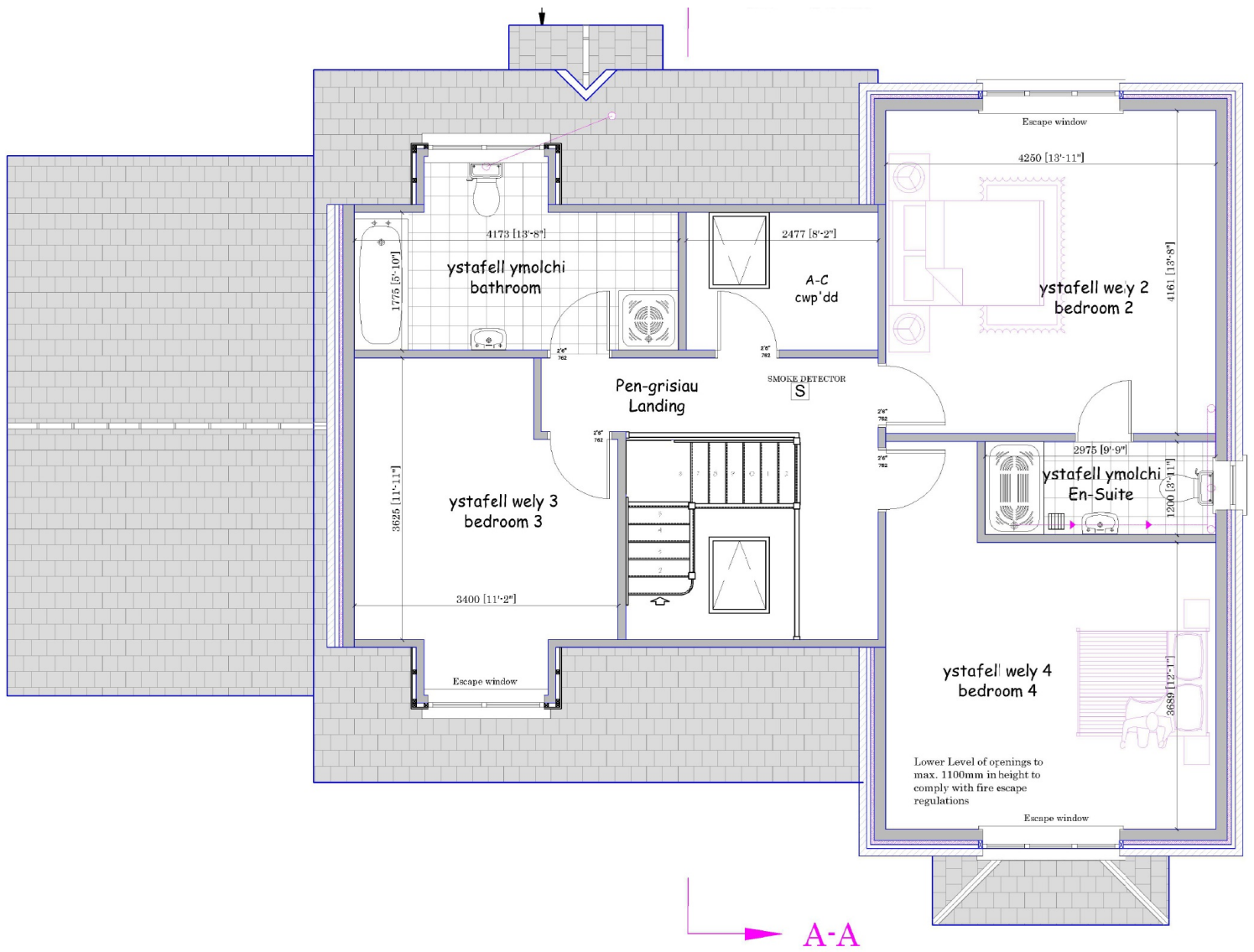
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

## **Services**

We are advised the property benefits from mains water, electricity and drainage. Air source central heating. Underfloor heating on the Ground Floor.







## MATERIAL INFORMATION

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

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (87)

**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

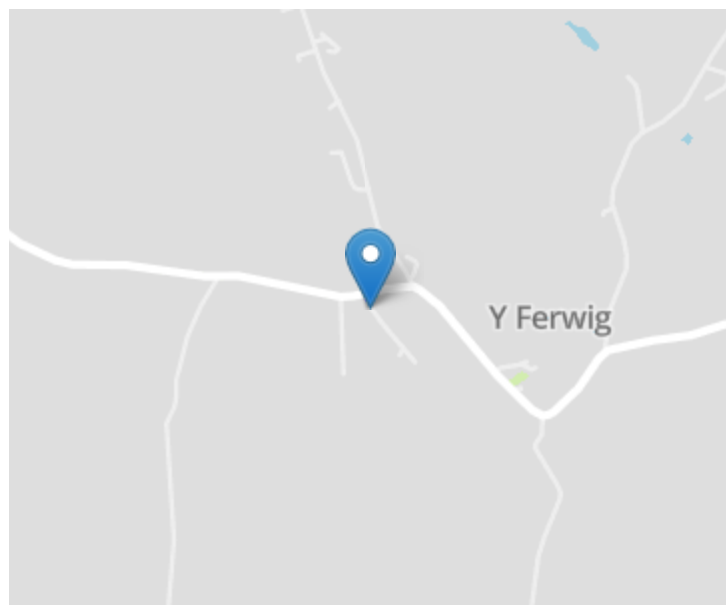
**Is the property listed?** No

**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 Gwbert head East from the village centre passing the entrance of Gwbert Golf Club on your right hand side and continue for approximately half a mile, coming down into the village of Ferwig and Clos Y Gwyddil will be the first estate on your right hand side. Proceed into the estate and the property is the second property on the right hand side as identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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