

*Impeccable substantial detached 4 bed (En Suite) modern residence with large double garage, pleasant and easily maintained grounds. Picturesque village location. West Wales.*



**Gilfach, Cenarth, Newcastle Emlyn, Ceredigion. SA38 9JS.**

**£380,000**

**Ref R/4618/ID**

**\*\*Most appealing detached residence\*\*Built to exacting standards\*\*Prepared to be impressed ! \*\* 4 beds (En Suite) Accommodation\*\*Large detached double garage\*\*Well presented easily maintained grounds\*\*Edge of Teifi Valley Village with its famous Cenarth falls\*\*Easy walk to shops, pubs, bus route etc\*\***

The Accommodation benefits central heating and double glazing. Offers Rec Hall, Lounge, Fitted Kitchen/Dining Room, Utility Room, Shower and wc. Dining Room/Study or Downstairs further Bedroom. First Floor - Central Gallieried Landing. 4 Bedrooms - one with En Suite Shower Room and toilet. Main Bathroom and wc.

The village of Cenarth is in a natural beautiful valley which banks the River Teifi, famous for its salmon leaping waterfalls, coracle making history etc. A lovely place to live. The towns of Cardigan and Newcastle Emlyn are each within a 10 minutes drive offering a comprehensive range of shopping and schooling facilities. Only some 15-20 minutes from several popular sandy beaches along the picturesque West Wales coastline.



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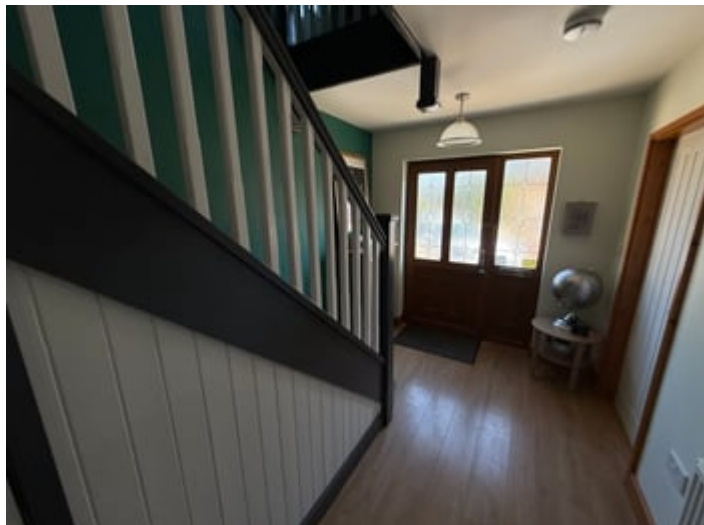
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## GROUND FLOOR

### Reception Hall



13' 7" x 7' 9" (4.14m x 2.36m) with upvc Oak effect double glazed entrance door with glazed inset and matching side panel, laminate flooring, understairs storage cupboard.

### Lounge



16' 5" x 13' 6" (5.00m x 4.11m) with laminate flooring, front aspect windows, 2 central heating radiators, laminate flooring, 6ft wide french doors lead through to -



## Rear Kitchen/Dining Room



24' 6" x 11' 2" (7.47m x 3.40m) again with laminate flooring, 6ft patio door to rear garden. The kitchen area is fitted with an excellent modern range of white fronted units comprising of base cupboards with Formica working surfaces, matching fitted wall cupboards, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated fridge freezer, microwave and dishwasher and with a good quality 'Leisure' electric cooking range with cooker hood over. Rear aspect window.

## Rear Hall/Utility Room

12' 6" x 4' 3" (3.81m x 1.30m) plus 6'8" x 5'11" (L shaped) - with laminate flooring, fitted base cupboards with Formica working surfaces, appliance space for plumbing for automatic washing machine, stainless steel 1½ bowl single drainer sink unit with mixer taps and houses the Worcester oil fired central heating boiler. Rear exterior door.



## Downstairs Shower Room



6' 1" x 6' 1" (1.85m x 1.85m) with tiled floor and tiled walls. A corner shower cubicle with curved shower doors, low level flush toilet, pedestal wash hand basin with mirror/light over, heated towel rail.

## Front Dining Room / Study (or Downstairs Bedroom)

11' 3" x 10' 11" (3.43m x 3.33m) with laminate flooring, front aspect window.



## FIRST FLOOR

### Large Central Galleried Landing



19' 4" x 12' 0" (5.89m x 3.66m)(max) - Approached via staircase from the reception hall. With central heating radiator and access to loft.

### Main Family Bathroom

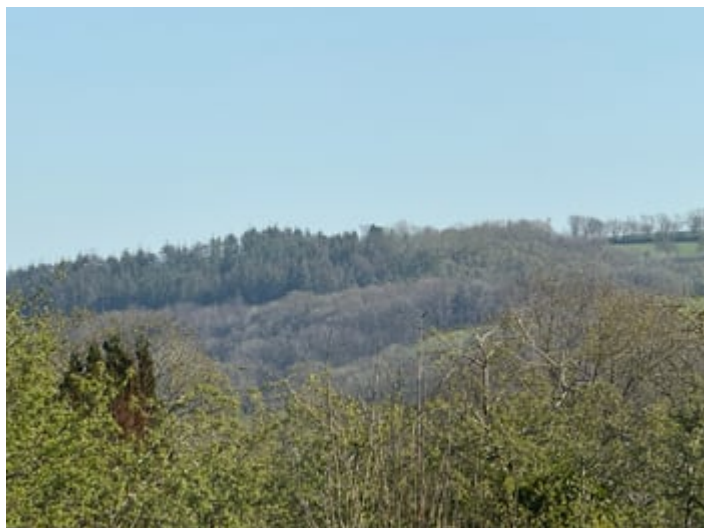


9' 5" x 5' 5" (2.87m x 1.65m) with tiled floor and tiled walls. Heated towel rail. White suite provides a panelled bath with hand mixer taps, pedestal wash hand basin with mirror and



light over. Low level flush toilet. Heated towel rail.

## Master Bedroom 1



18' 5" x 10' 11" (5.61m x 3.33m) with central heating radiator. Walk in airing cupboard with central heating radiator. Front aspect window.

## En Suite Shower Room



5' 11" x 5' 3" (1.80m x 1.60m) with tiled floor and tiled walls. Corner shower cubicle with curved shower doors. Low level flush toilet, pedestal wash hand basin. Heated towel rail.

## Rear Double Bedroom 2

12' 0" x 11' 0" (3.66m x 3.35m) with central heating radiator. Built in wardrobes. Rear aspect window overlooking garden.





### Front Bedroom 3



13' 9" x 8' 1" (4.19m x 2.46m) plus alcove with central heating radiator. Front aspect window.

### Front Bedroom 4



10' 3" x 8' 2" (3.12m x 2.49m) with central heating radiator and front aspect window.

## EXTERNALLY

### To the Front

The property is contained within a walled boundary. Provides a tarmacadamed entrance drive leading to a gravelled front courtyard with ample turning and parking space for several vehicles.



### Detached Double Garage

18' 4" x 16' 2" (5.59m x 4.93m) with up and over door and electric connected.

Paths surround the residence.



## To the Rear

A private enclosed area of garden which provides primarily grassed areas with a variety of shrubs and flowers. A raised decking area, gravelled and paved patios. Very pleasant and all easily maintained. Recently installed hot tub.



## **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**

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](http://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. Oil Fired Central Heating.

Council Tax Band E (Ceredigion County Council) .



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

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

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** C (78)

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

**Flooding Sources:**

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

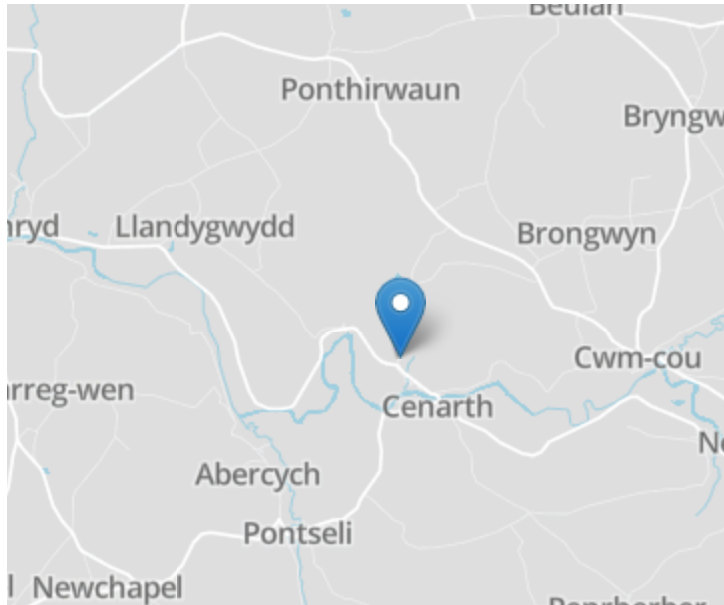
**Any risk of coastal erosion?** No

**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

Travelling from Cardigan towards Newcastle Emlyn on the main A484 road. Follow the course of the road until you reach the village of Cenarth. Immediately you reach the village of Cenarth turn first left and you will then find this property is the third on the left hand side identified by the Agents for sale board and opposite the entrance to Cenarth Falls/Coracle caravan park.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(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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