

**ONE OF A KIND ! 4 bedroom dwelling in need of refurbishment. Set within 0.6 acres of grounds. Overlooking Gwbert estuary, Cardigan Bay and Pembrokeshire Coast National Park - West Wales.**



**Dolwylan, Gwbert, Cardigan, Ceredigion. SA43 1PP.**

**£800,000**

**Ref R/4445/RD**

**\*\*ONE OF A KIND\*\*** 4 bed detached dwelling\*\*Set within 0.6 acres\*\*Ideal refurbishment project or indeed re-build opportunity\*\*Elevated position overlooking Cardigan Bay, Gwbert estuary and Poppit sands\*\*Deceptively spacious plot\*\*Deceptively spacious dwelling\*\*Fully orientated to maximise the outlook over the bay\*\*Rarely do these opportunities become available\*\*Located in one of the most sought after locations along the West Wales coastline\*\*Seriously impressive plot size\*\*Side garage\*\*Private driveway\*\* Potential for 2 properties\*\* Direct access on to the golf course\*\*Unspoilt coastal aspect\*\*Walking distance to The Cliff Hotel and Spa\*\*A GREAT OPPORTUNITY NOT TO BE MISSED\*

The property is situated on the fringes of the coastal village of Gwbert, one of the most popular coastal villages along this Cardigan Bay coastline. The village offers a luxurious hotel and restaurant accommodation via The Cliff Hotel and Spa and also the recently refurbished Flat Rock Hotel. Residents rely on the nearby Market town of Cardigan which is continually up and coming with a wonderful array of renowned local restaurants and bars, traditional high street offerings, community hospital, primary and secondary schooling, 6th form college, supermarkets, retails parks and industrial estates with employment opportunities. The Pembrokeshire coast national park is within a 15 minute drive of the property.



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## GENERAL

An opportunity to secure one of the most spectacular property and parcel of land available on the Cardigan Bay coastline. Rarely do these opportunities come available for such a high profile refurbishment/re-development project.

The 4 bedroomed property sits within a spacious 0.6 acre plot with private driveway leading from the adjoining county road to a side parking forecourt and garage area.

ALL IN ALL, ONE OF THE MOST UNIQUE OPPORTUNITIES TO COME TO THE MARKET IN RECENT TIMES !

VIEWS! VIEWS! VIEWS!

The accommodation provides as follows -



### Rear Entrance Porch

6' 3" x 8' 1" (1.91m x 2.46m) accessed via timber door with side glass panel, tiled flooring, side cloak cupboard.



### Rear Bedroom 1

13' 7" x 6' 3" (4.14m x 1.91m) a double bedroom, window to rear, radiator, multiple sockets.



### Living Room

28' 4" x 18' 5" (8.64m x 5.61m) a large family living and dining area with sliding patio doors to front, additional window to window, both enjoying a wonderful coastal aspect, central solid fuel fire, 2 x radiators, multiple sockets. Side storage cupboard.





## Kitchen

13' 8" x 13' 11" (4.17m x 4.24m) in need of full replacement, multiple sockets, side window.





### Rear Lean to

6' 8" x 12' 8" (2.03m x 3.86m) with window and door to garden, connecting door to -



### Utility Room



7' 6" x 7' 1" (2.29m x 2.16m) with plumbing for washing machine, oil boiler.

### Inner Hallway

Accessed from the entrance porch with airing cupboard.

### Front Bedroom 2

10' 2" x 11' 6" (3.10m x 3.51m) a double bedroom, window to front enjoying a coastal aspect, multiple sockets, radiator.





### Front Bedroom 3



14' 1" x 9' 3" (4.29m x 2.82m) a double bedroom, window to front enjoying a coastal aspect, multiple sockets, radiator.

### Rear Bedroom 4

15' 1" x 7' 1" (4.60m x 2.16m) a single bedroom, exposed timber flooring, side window, radiator.



### Bathroom

6' 1" x 5' 9" (1.85m x 1.75m) with plumbing for bath and w.c. rear window, radiator.



### EXTERNALLY

#### To the Front

The property is approached from the adjoining county road via an elevated tarmac track leading up to a main front garden area, predominantly laid to lawn with overgrown plants and access to parking area.







## Garage



8' 3" x 34' 3" (2.51m x 10.44m) of part brick and part concrete panel construction under a tiled roof.

## To the Rear

Rear patio area.

Glasshouse 8' x 6.



## The Grounds

The whole garden area, to the rear, front and side is predominantly laid to lawn with areas of mature planting that have taken over the garden space but provide potential for increased amenity area, all orientated to maximise the outlook over the Cardigan Bay coastline and Gwbert estuary.





## 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](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

The property benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax band - F (Ceredigion County Council)





## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

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

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**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

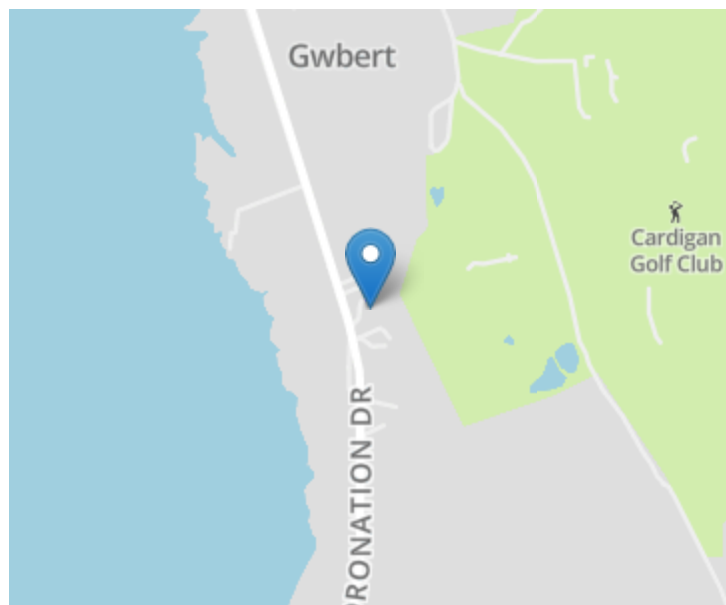
**Is the property listed?** No

**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 head towards Gwbert, having passed Patch caravan park and Cardigan boat club on your left hand side, continue on the road towards Gwbert and the property is located on the right hand side after the car parking area, as identified by the agents for sale board.

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

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