

*Spacious & Well Presented 4 bedroom detached dwelling. Popular coastal address. Near Cardigan.  
West Wales.*



**Swn Y Deryn, Gwbert Road, Cardigan, Ceredigion. SA43 1PH.**

**£550,000**

**R/4140/RD**

\*\* Spacious 4 bedroom family home \*\* Set within commodious plot \*\* Good standard of living accommodation \*\* Feature principal bedroom suite \*\* Off-road parking \*\* Private rear garden \*\* High quality fixtures and fittings throughout \*\* Highly efficient with low running costs \*\* Garage \*\* Well presented and maintained \*\* Ideal family home along this popular coastal address \*\* Walking distance to Cardigan town centre \*\* Short walk to Gwbert estuary \*\* 10 minutes drive to the Pembrokeshire Coast National Park \*\* An exceptional family property that must be viewed to be appreciated \*\*

The property is situated along Gwbert Road within the popular estuary town of Cardigan. The town offers a good level of local amenities and services including primary and secondary schools, 6th form college, new community hospital, cinema and theatre, traditional high street offerings, retails parks and industrial estates and good public transport connectivity. The Cardigan Bay coastline at Gwbert is within 5 minutes drive of the property. Poppit Sands and Pembrokeshire Coast National Park are all within 10 minutes drive of the property.



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## GENERAL

An exceptional family home set within a large plot that must be viewed to be fully appreciated.

No expense has been spared in providing a comfortable and spacious family home, finished to the highest order, with feature bi-fold doors from the living room and kitchen space overlooking the garden to the rear.

Underfloor heating throughout the ground floor and first floor.

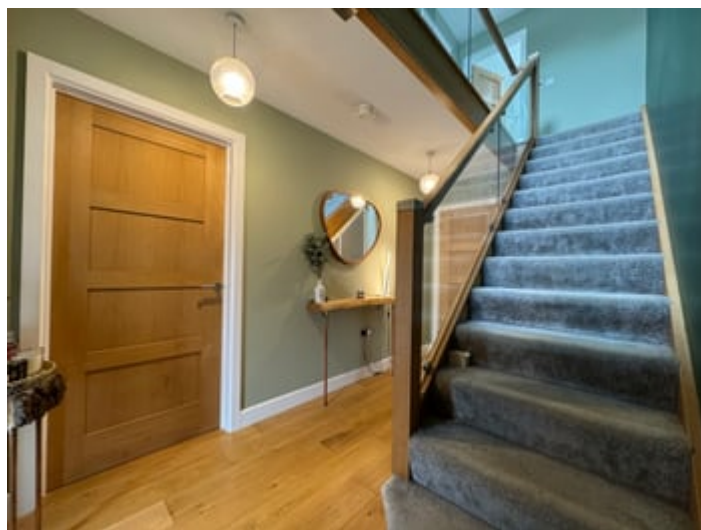
To the first floor is a good standard of double bedroom accommodation with feature principal bedroom with large walk-in dressing room and en-suite.

The property is set within a sought after address within Cardigan, one of the most prestigious roads within this popular coastal town and viewing is encourages at your earliest opportunity.

## ACCOMMODATION

### Entrance Hallway

7' 1" x 13' 5" (2.16m x 4.09m) accessed via a glass panel composite door, custom made oak staircase with side glass panels, oak flooring, understairs storage cupboard.



### Lounge

14' 1" x 23' 3" (4.29m x 7.09m) large and comfortable living room with window to front, 9'7" bi-fold patio door to rear garden, oak flooring, feature log burner on slate hearth.





## Study



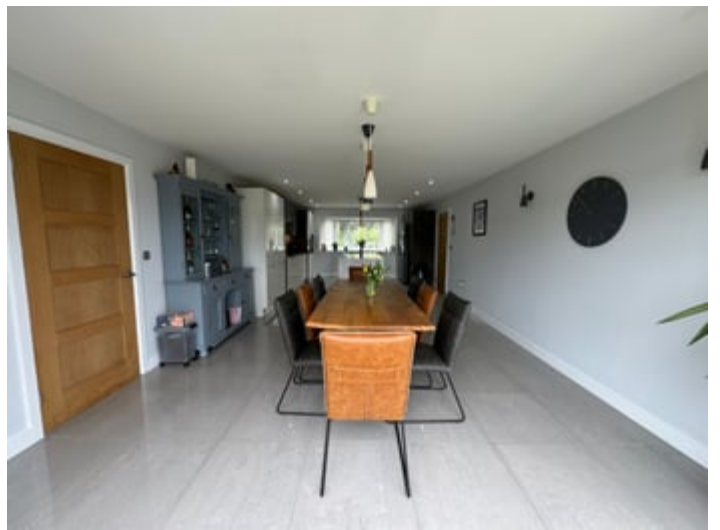
9' 7" x 7' 1" (2.92m x 2.16m) rear window, oak flooring, multiple sockets.

## Kitchen/Dining Room

13' 8" x 29' 7" (4.17m x 9.02m) high quality two-tone kitchen base and wall units with Quartz worktop and drainer, 1½ sink with mixer tap, gas hobs with extractor over, NEFF double oven and grill, bay window to front, tiled flooring, space for American fridge/freezer, kitchen island with spotlights over.

Dining area with space for 8+ persons dining table, 9'7" bi-fold patio doors to garden, tiled flooring.





## Utility Room



6' 5" x 9' 5" (1.96m x 2.87m) with a range of base and wall units, washing machine connection, stainless steel sink and drainer with mixer tap, external door to garden, tiled flooring, tiled splashback.

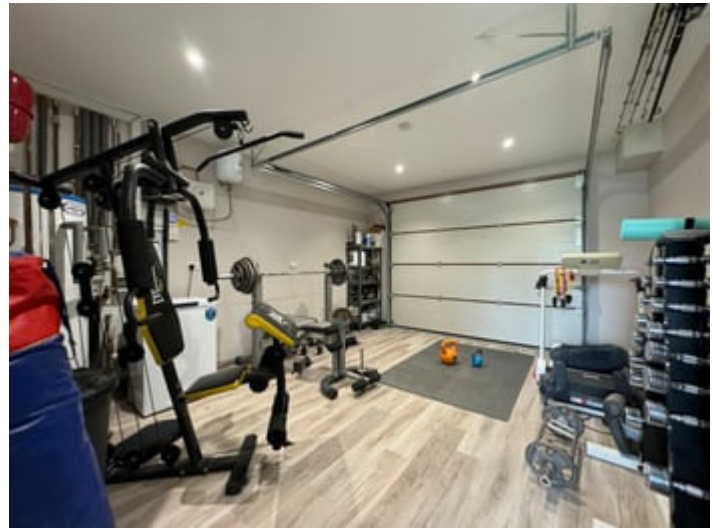
## WC



6' 3" x 2' 8" (1.91m x 0.81m) WC, single wash hand basin, rear window, tiled flooring and walls.

## Integral Garage

13' 2" x 15' 3" (4.01m x 4.65m) with roll-top door to front, multiple sockets, currently used as a gym.



## FIRST FLOOR

### Landing

7' 5" x 16' 3" (2.26m x 4.95m) gallery landing with Velux rooflight to front allowing excellent natural light, side airing cupboard.



## Principal Bedroom



14' 7" x 17' 9" (4.45m x 5.41m) a luxurious double bedroom suite with window to front forecourt, multiple sockets, TV point, open plan into:

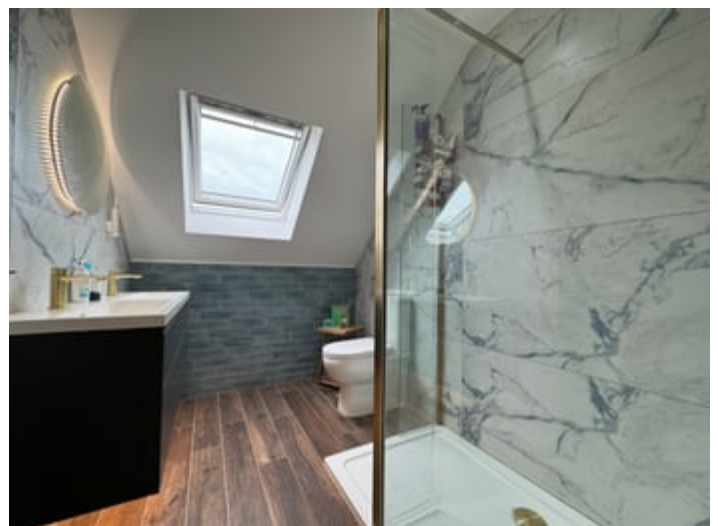
## Dressing Room



17' 7" x 12' 8" (5.36m x 3.86m) being 'L' shaped with Velux rooflight over, vertical heater, multiple sockets, space for fitted cupboards and railings.

## En-Suite

8' 6" x 6' 2" (2.59m x 1.88m) with 1600mm shower with side glass panel, his and hers single wash hand basins on vanity unit, fully tiled walls, wood effect tiled flooring, Velux rooflight over.



## Front Bedroom 2



14' 2" x 11' 6" (4.32m x 3.51m) double bedroom, window to rear, multiple sockets.



14' 8" x 11' 6" (4.47m x 3.51m) double bedroom, window to front, multiple sockets.

## Rear Bedroom 3



## Bathroom

6' 7" x 9' 8" (2.01m x 2.95m) white bathroom suite including panel bath, corner enclosed shower, single wash hand basin on vanity unit, WC, heated towel rail, tiled flooring and walls, rear window.

## Rear Bedroom 4



11' 10" x 11' 6" (3.61m x 3.51m) double bedroom, window to rear garden, multiple sockets.

## EXTERNAL

### To Front



The property is approached from Gwbert Road into a tarmacadam driveway with space for 4+ vehicles to park with footpath access surrounding the property to:

### To Rear

An enclosed rear garden bound by rendered walls overlooking the adjoining fields with extending patio areas from the lounge and kitchen areas from the bi-fold doors allowing excellent natural light and modern ways of living.

Corner raised patio area with hot tub and BBQ space overlooking the rear of the property.







## MONEY LAUNDERING REGULATIONS

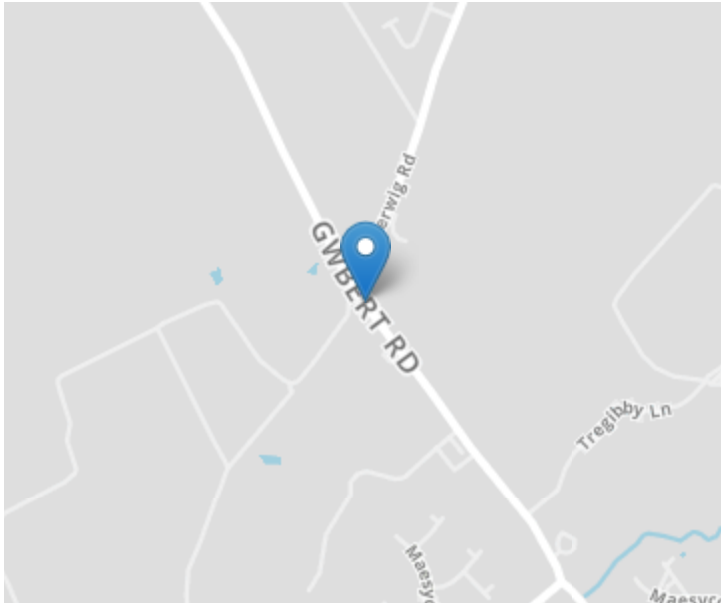
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

### Services

We are advised the property benefits from mains water, electricity and drainage. Air source central heating system. Under-floor heating to ground floor and first floor.


Tenure - Freehold.

Council Tax - Band F



**Directions**

From North Road, Cardigan head north onto the B4548 to Gwbert road passing Cardigan Bwls and Rugby Club on your right hand side. Continue along this road passing through the mini-roundabout onto Gwbert Road and proceed for approximately 500 yards and the property is located on the right hand side as identified by the Agents for sale board before the turning to Ferwig.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>99</b>
(81-91)	<b>B</b>	<b>83</b>	
(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>		
<i>Not energy efficient - higher running costs</i>			
<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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