

Cosy 3 bedroom detached period residence. Near Cardigan. West Wales.



Manarafon, Cardigan, Ceredigion. SA43 2LD.

£335,000

R/4112/RD

**** Cosy 3 bedroom dwelling ** Deceptively spacious garden and plot ** Oozing with high levels of privacy ** Attractive stream to border ** Off-road parking ** Recent programme of modernisation and improvement by current vendors ** Useful garage/workshop ** Walking distance to Cardigan town centre ** Well known local character property with a wealth of original features that must be viewed to be appreciated. ****

The property is situated on the edge of Cardigan town centre. The town offers a good level of local amenities and services including primary and secondary schools, 6th form college, theatre and cinema, community hospital, traditional high street offerings, retail parks, supermarkets, industrial estate and excellent employment opportunities. The Pembrokeshire Coast National Park is within 10 minutes drive of the property with its outstanding coastal aspect and range of beaches.



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ACCOMMODATION

TO FRONT

Accessed via lower forecourt area with decorative gravel to sides and accessed via composite uPVC door with glazed fanlight displaying the name of 'Manarafaon' over, into:



Living Room

14' 9" x 21' 4" (4.50m x 6.50m) character living room with feature wood burning stove set into an attractive fireplace with timber surround, painted exposed beams to ceiling, tiled flooring, open staircase to first floor, double glazed sash windows to front, recessed redundant fireplace with wooden mantle over, double glazed window to rear garden, radiator, multiple sockets, TV point, access into:



Kitchen

15' 5" x 10' 9" (4.70m x 3.28m) with a range of cream base and wall units with wood effect worktop surfaces, 1½ sink and drainer with mixer tap, 4 ring ceramic hob with integrated electric oven, plumbing for washing machine and dishwasher, space for freestanding fridge/freezer, double glazed windows to side overlooking the adjoining patio area and stream, tiled flooring, built in pantry cupboard, radiator, multiple sockets, double glass door access into:



Conservatory

13' 3" x 10' 9" (4.04m x 3.28m) with double glazed windows to all sides, feature stone wall to rear, views over the garden, tiled flooring, radiator, double doors to garden area, multiple sockets.



Rear Lobby/Utility Area

With plumbing for washing machine, double glass doors to rear patio and garden area, tiled flooring, radiator, wall mounted gas combi-boiler, door into:

Bathroom

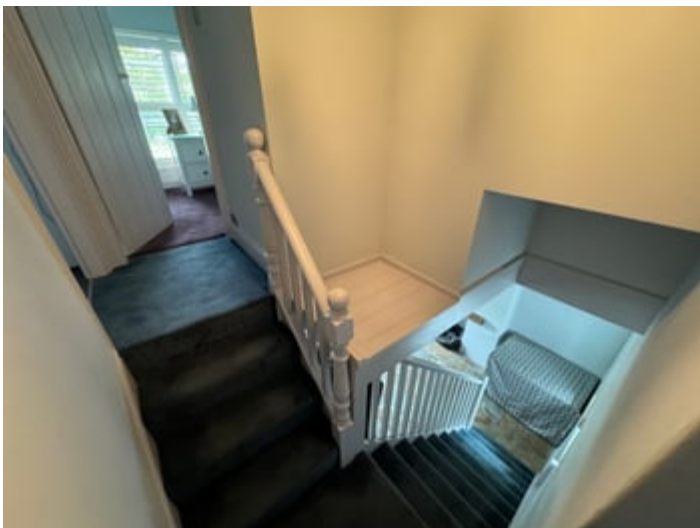
6' 9" x 6' 8" (2.06m x 2.03m) a white bathroom suite comprising panelled bath with shower over, single wash hand basin on vanity unit, dual flush WC, double panel radiator, uPVC double glazed window to rear, tiled flooring, tiled walls, extractor fan.



FIRST FLOOR

Landing

Accessed from the living room area with doors leading through to:



Rear Bedroom 1

15' 9" x 11' 4" (4.80m x 3.45m) comfortable double bedroom with dual aspect windows to side garden areas, radiator, multiple sockets, spotlights to ceiling, side storage area with potential to be a built-in wardrobe, connecting door into:



En-Suite

5' 9" x 4' 5" (1.75m x 1.35m) recently installed with 1200mm walk-in shower being fully tiled with waterfall head, single wash hand basin on vanity unit with concealed cistern and low level flush WC, heated towel rail, Velux rooflight, extractor fan, recess spotlights.



Front Bedroom 2

14' 0" x 15' 10" (4.27m x 4.83m) large double bedroom with 2 windows to front, spotlights to ceiling, access to loft, feature original cast iron fireplace, fitted wardrobes, TV point, radiator, multiple sockets.



Front Bedroom 3

7' 1" x 14' 4" (2.16m x 4.37m) double bedroom with window to front, radiator, painted original cast iron fireplace, multiple sockets, TV point.





EXTERNAL

To Front

The property is approached via the adjoining county road to the steps leading down to the front courtyard area bound by original wrought iron fencing.



To Rear

The house has a good size level garden area with a paved seating area accessed from the conservatory and from rear lobby/utility area. Connecting footpath leads to additional side patio area with stream to border.

Within the main garden area a paved path leads through the centre of the garden to the garage/workshop which is also accessed from the rear of the property via the side parking area.

This mature garden benefits from a range of long established shrubs, trees and planting to all borders and running along the stream boundary.

An extended private rear garden is also available running along the boundary between the stream and the adjoining

county road.





Garage/Workshop

6' 5" x 20' 9" (1.96m x 6.32m) with electric roller shutter door to front, uPVC door to side and window to rear, multiple sockets, light and power, concrete base.

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 that the property benefits from mains water and electricity. Gas heating. Private drainage via newly installed treatment plant system.


Tenure - Freehold.

Council Tax Band: D.



Directions

The property is situated along the junction between the A484 and B4570 on the edge of Cardigan town centre.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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