

An exceptional 4 bed (3 bath) detached residence. Ferwig, Near Gwbert, Cardigan Bay - West Wales.



17 Clos Y Gwyddil, Ferwig, Cardigan, Ceredigion. SA43 1PS.

£525,000

Ref R/4313/RD

****An exceptional 4 bed (3 bath) detached family home** Completed by a reputable local developer** Outstanding well presented home** Feature Master bedroom with balcony overlooking the adjoining fields towards the coast** Popular village location** Less than 5 minutes drive to the Cardigan Bay coastline at Gwbert** Private Garage with loft over and conversion potential** Off road parking** Large private garden space** Highly energy efficient with low running energy costs** Air source heating** Modern kitchen and bathrooms** 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

This exceptional 4 bed (3 bath) home has been completed by a reputable local developer, well known for providing highly efficient and good quality homes through the region.

The home is of an excellent quality, finished to the highest order with modern kitchen and bathroom of high specification and a spacious living accommodation.

The property provides comfortable 4 bed accommodation with 3 bathrooms and en suites facilities.

The master bedroom provides a feature enclosed balcony area with views over the adjoining fields towards the coast.

To the side of the residence is an integral garage which also provides a loft over suitable for home working/additional accommodation/play room or whatever takes your fancy.

A GREAT FAMILY HOME THAT MUST BE VIEWED TO BE APPRECIATED.

The Accommodation provides -

GROUND FLOOR

Entrance Hallway

10' 7" x 10' 7" (3.23m x 3.23m) 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

14' 2" x 18' 8" (4.32m x 5.69m) (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 and Dining Room

19' 1" x 25' 1" (5.82m x 7.65m) with high quality Navy base and wall units with 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 and also enjoying 2 separate patio doors to the corner patio area wrapping around the main corner of the house.



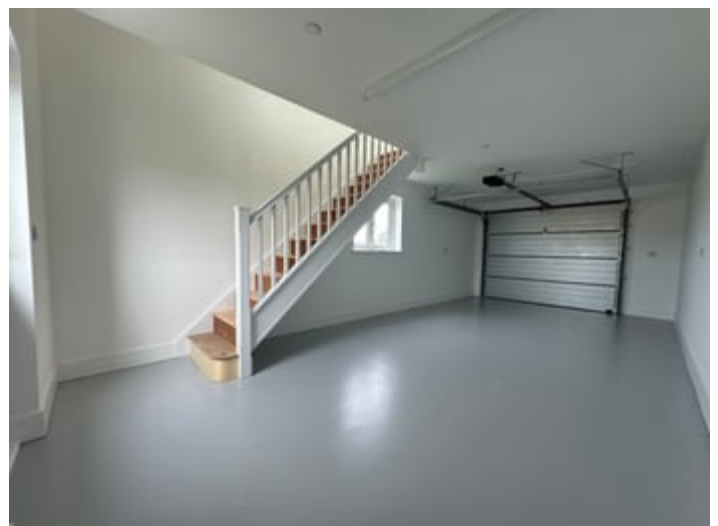


Utility Room



11' 1" x 8' 8" (3.38m x 2.64m) Range of Navy base and wall units, quartz worktop and drainer, plumbing for washing machine, tiled flooring, multiple sockets, rear window, connecting door into -

Integral Garage



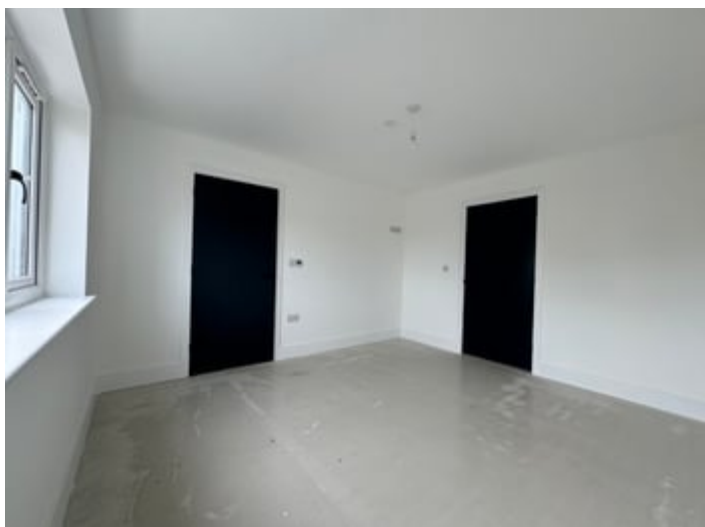
11' 9" x 24' 7" (3.58m x 7.49m) with electric roller doors to front, side window. Rear door to garden. Steps leading up to -

Loft Space



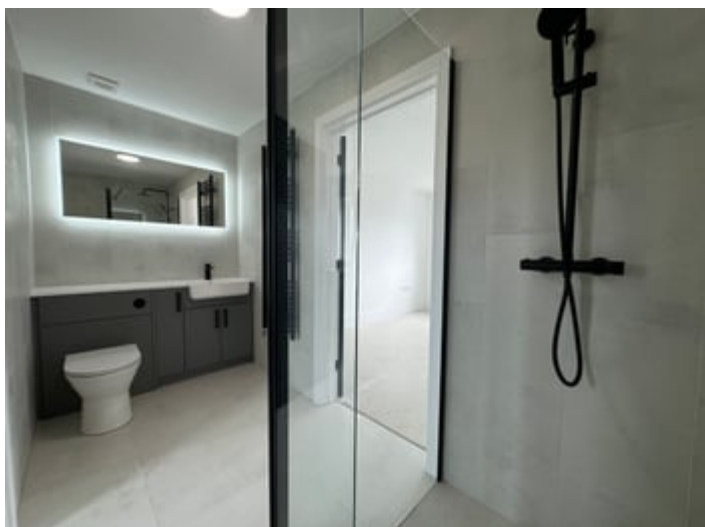
11' 4" x 16' 3" (3.45m x 4.95m) a useful addition to the home suitable as a study/office/potential play room/additional bedroom/storage space with 2 x velux roof lights, multiple sockets, BT point.

Double Bedroom 1



11' " x 13' 1" (NaNm x 3.99m) with window to front, multiple sockets, TV point, connecting door into -

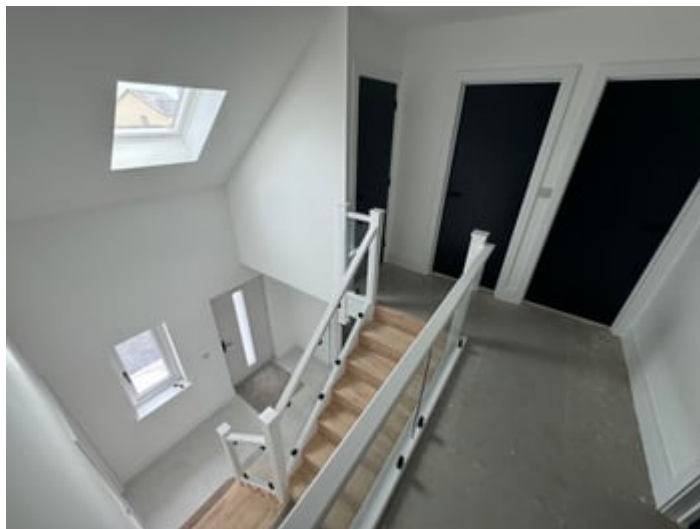
En Suite



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 Double Bedroom 2



12' 7" x 14' 3" (3.84m x 4.34m) window to front, radiator, multiple sockets, TV point.

Master Bedroom



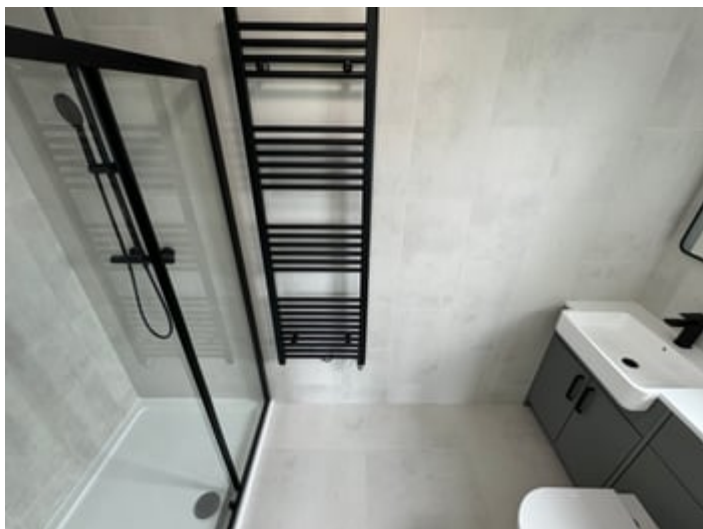
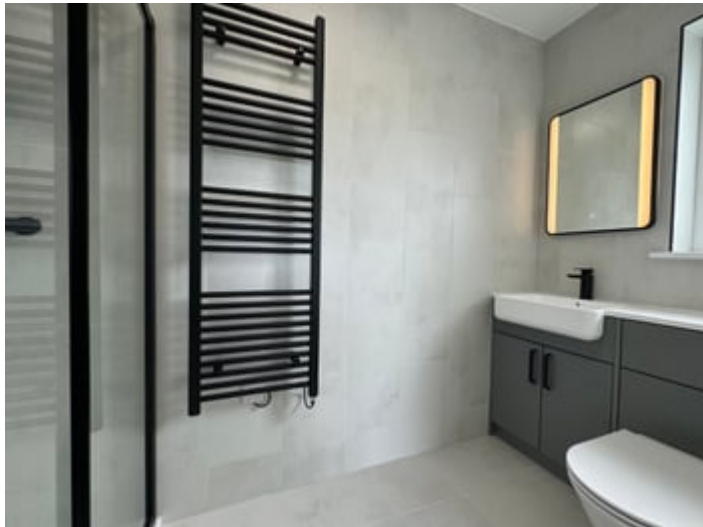
14' 3" x 13' 6" (4.34m x 4.11m) a luxurious double bedroom suite with multiple sockets, radiator. Connecting door to -

Enclosed Rear Balcony

Accessed via glass panelled doors onto a composite decking area with glass and aluminum balcony overlooking the adjoining fields towards the coast.



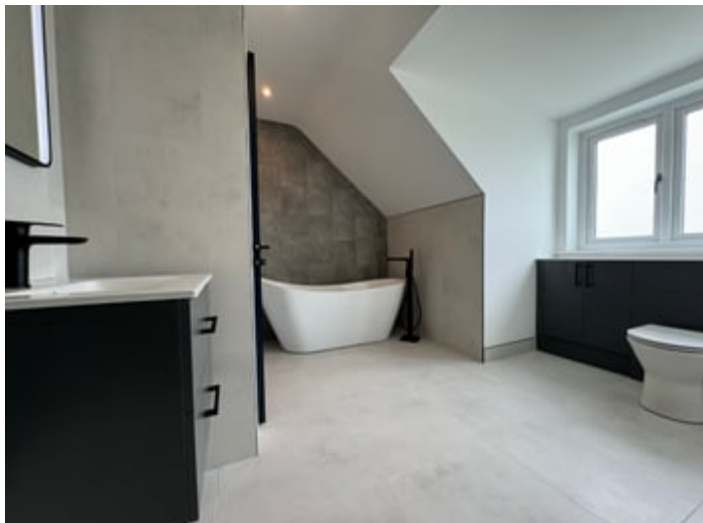
En Suite



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' 3" x 13' 6" (3.12m x 4.11m) 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

11' 2" x 13' 4" (3.40m x 4.06m) 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. Access to -

To The Rear

Side footpaths leading from the front garden and parking area to an enclosed corner rear garden area with concrete posts and timber panel fencing providing a private garden area with extending patio from the kitchen and dining room.





Services

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

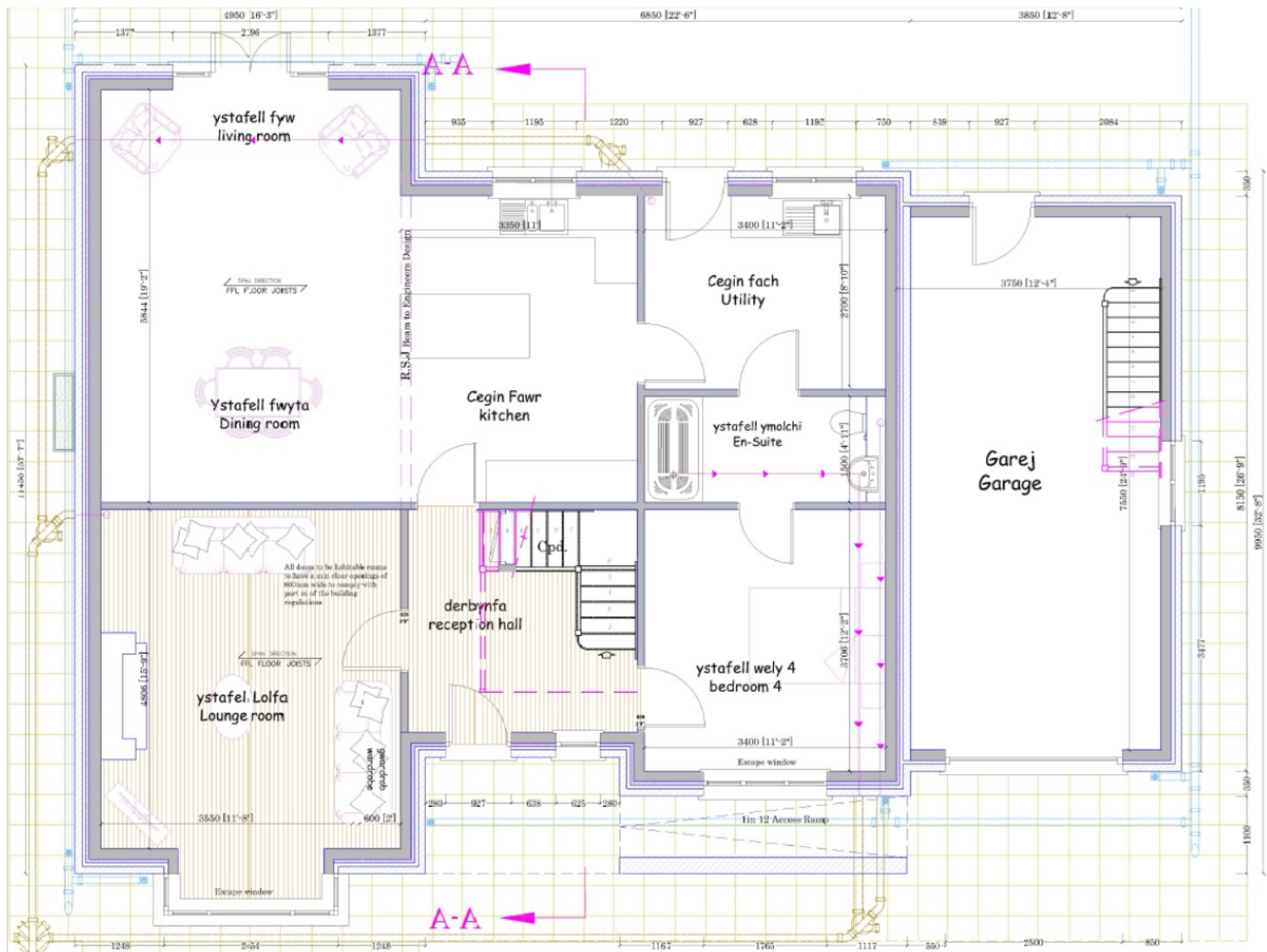
Council Tax Band (tbc) - Ceredigion County Council.

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.





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 first property on the right hand side 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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