

An impressive fully refurbished 4 Bed Period Property, set within a large plot. Caerwedros Near New Quay/Cwmttydu - West Wales.



Arlwyn, Caerwedros, New Quay, Ceredigion. SA44 6BN.

£545,000

Ref R/4262/RD

****Impressive 4 Bed Period Property**Fully refurbished in recent times**New Kitchen**New Bathroom**New Flooring**Fully re-decorated**Major external works undertaken to the garden**Ultimate Family Home**Useful Outbuildings**Attic space suitable for conversion** Ample off road parking**Wild flower garden**Excellent entertainment and barbecue space**Sympathetically renovated to enhance the original features**Views over the adjoining countryside**AN EXCEPTIONAL PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED! ****

The property is set within the coastal village of Caerwedros being some 10 minutes equi distance drive from the Cardigan Bay coastline at Cwmttydu and New Quay. Llangrannog is also within some 15 minutes. The village offers an active community hall but relies on the nearby village of Cross Inn for its day to day needs including village shop and post office, public house and public transport connectivity to New Quay and beyond. The fishing village of New Quay is within 10 minutes drive with its primary school, doctors surgery, sandy beaches, local cafes, bars and restaurants. The Georgian Harbour town of Aberaeron is within 15-20 minutes drive of the property with its comprehensive school, community Health Centre and renowned restaurants. The larger towns of Cardigan and Aberystwyth are an equi distant 30 minutes drive from the property offering a wider level of day to day needs including hospitals, cinemas, theatres, supermarkets, retail parks, network rail connection etc.



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GENERAL

An exceptional coastal property fully refurbished in recent times to provide a high quality refurbishment programme with no expense spared on fixtures and fittings. The current owners have carefully considered how best to enhance the original character features of the property coupled with both modern and period fixtures and fittings providing comfortable and luxurious family living accommodation.

The ground floor offers open plan kitchen/living and dining space with accompanying bedroom on the ground floor, currently used as a piano room and study.

To the first floor are 3 large double bedrooms, 2 with en-suite and also a luxurious bathroom suite.

There is the attic space over which could provide additional up to 2 (min) bedroom spaces as well as potential en-suite accommodation. This is a notable feature of the property.

The property sits within a large plot with ample off road parking and multi tiered garden areas providing pockets of interest including an area laid to lawn with side entertainment and sun trap area being a south facing garden with supporting seating space as well as barbecue areas and raised beds in places.

A TRUE GEM THAT MUST BE VIEWED TO BE APPRECIATED.

GROUND FLOOR

Front Verandah



Accessed via a recently formed step access with patterned quarry tiled flooring, stained glass panel door leading into -

Reception Hallway

28' 0" x 5' 9" (8.53m x 1.75m) being L shaped with original staircase to first floor, wall panelling, understairs access to cellar and wood pellet storage and the heating system. Patterned quarry tiled flooring.



Piano Room / Ground Floor Bedroom 1



13' 8" x 13' 4" (4.17m x 4.06m) with side bay window, exposed timber flooring, original cast iron fireplace with decorative Period fire surround, original cornices.

Open Plan Kitchen/Living/Dining Room





11' 4" x 25' 1" (3.45m x 7.65m) with high quality painted custom made Oak kitchen with Oak insets and shelving, welsh slate workshop, double Belfast sink and mixer tap, space for free standing fridge freezer, Rangemaster oven, gas and electric cooking range with extractor over, tiled splash back, quarry tiled flooring, spot lights to ceiling.

Dining area with 6 + persons table, double glass door to side garden, vertical wall mounted radiator. Door to utility room. Open plan into -

Living Area

15' 7" x 14' 4" (4.75m x 4.37m) with feature Centura curved log burner on a slate hearth, bay window to side, 2 x radiators, multiple sockets, TV point.





Side Porch

6' 4" x 7' 1" (1.93m x 2.16m) with external door to side garden and side windows overlooking garden area. Connecting door into -

Utility Room

With washing machine connection, range of shelving, corner single wash hand basin.

Boiler Room



7' 2" x 11' 0" (2.18m x 3.35m) With Grant Spira 26kw conditioning wood pellet boiler, ample storage space and connecting door into -

2 Separate Log Store Areas

Of zinc and timber construction with external door, being a curved structure.

Cellar

FIRST FLOOR

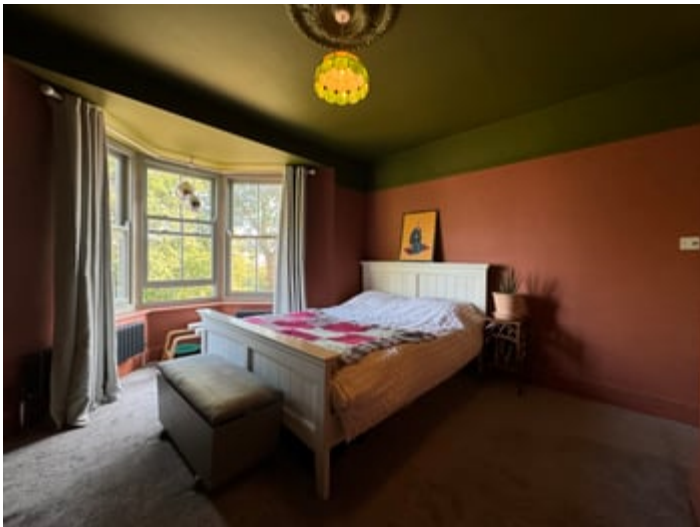
Main Landing





With window to half landing allowing excellent natural light. Vertical radiator, separate access to loft.

Bedroom 2



12' 6" x 13' 4" (3.81m x 4.06m) a double bedroom with bay window to front, cast iron fireplace with tiled insets and hearth with timber surround, 2 x radiator, multiple sockets.

Bedroom 3

12' 3" x 14' 1" (3.73m x 4.29m) a double bedroom with bay window to front enjoying views over the adjoining fields, timber flooring, 2 x radiator, multiple sockets. Walk in wardrobe.





En Suite



4' 7" x 5' 8" (1.40m x 1.73m) a hidden en suite with high quality walk in shower with side glass panel, w.c. single wash hand basin, heated towel rail.

Bedroom 4

8' 8" x 14' 3" (2.64m x 4.34m) a double bedroom with window to side, timber flooring, multiple sockets, radiator, cast iron fireplace with timber surround.

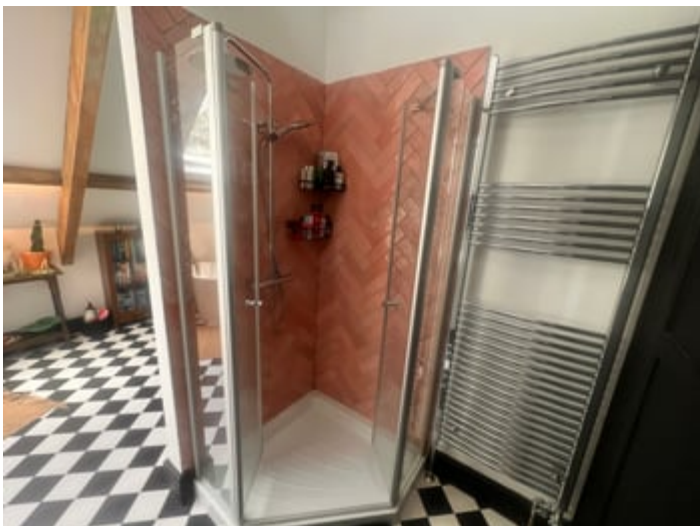


En Suite



7' 7" x 5' 4" (2.31m x 1.63m) a modern en suite with walk in shower with side glass panel, w.c. single wash hand basin, vanity unit, heated towel rail. Side window.

Bathroom



12' 6" x 13' 8" (3.81m x 4.17m) a most luxurious white bathroom suite including slipper bath, single wash hand basin, w.c. velux roof light over, corner shower area with enclosed shower, heated towel rail, airing cupboard.

Attic Room overall.

Currently an useful storage space with boarded walls and flooring with additional insulation. Ideal for additional bedroom space or those seeking to improve the living accommodation or indeed working from home office space.

EXTERNALLY

To the front

The property is approached from the adjoining county road into a gravelled front forecourt with front garden area slightly raised and accessed off the open plan kitchen/dining areas.





Garage

9' 8" x 15' 4" (2.95m x 4.67m) of timber construction with zinc cladding, double doors to front, concrete base, electric connection.



To the Side

To the side of the garage is a raised garden area predominantly laid to lawn with side decking area currently used to house the Hot Tub and also garden furniture, enjoying a southerly aspect ideal for sun bathing, barbecues etc.

Steps lead down to an extended timber decking area with additional storage and seating space, raised flower beds as well as a sunken area currently housing a trampoline.

This flows down to the extending gravelled driveway with space for 4+ vehicles to park and turn with side meadow garden area running along the boundaries of the property.







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.

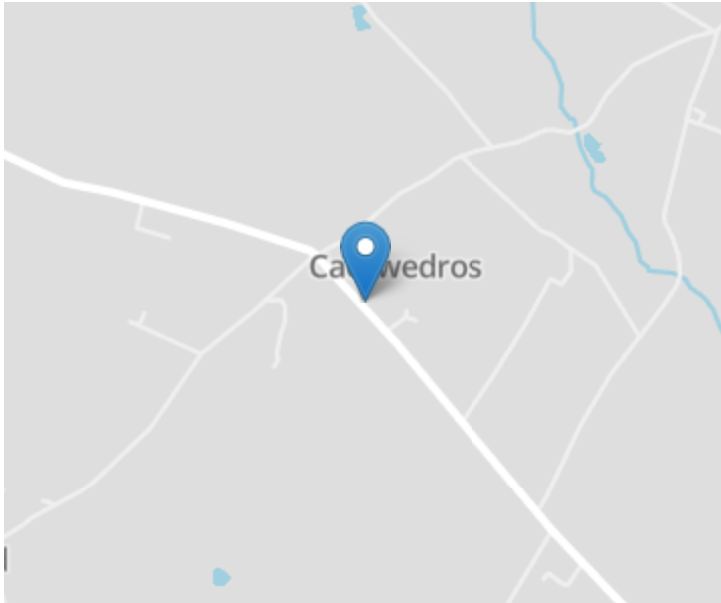
TENURE

The property is of Freehold Tenure.

Services

The property benefits from Mains Water, Electricity and Drainage. Modern Wood Pellet heating system.

Council Tax Band - F (Ceredigion County Council).



Directions

From Aberaeron proceed South West on the A487 coast road through the villages of Ffosyffin, Llwyncelyn, Llanarth and Synod Inn. On exiting Synod Inn, after some 1 mile you will reach the next crossroads, take a right hand turning sign posted Caerwedros (along side wrought iron railings and church) onto a C Class road. After a mile or so you will reach the village of Caerwedros. Drive down into the village, passing a small cul de sac of properties on your right hand side and the property will be seen on the right just before the former school 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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