

Outstanding Georgian Residence. Ferwig nr
Gwbert, Cardigan. West Wales.



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& DAVIES**

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MAES ENIA FERWIG,
CARDIGAN,
CEREDIGIONSA43 1PX
£675,000

REF: R/3288/RD



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- ** Outstanding 4 Bedroom Georgian Residence **
- ** Elevated plot position **
- ** Feature Conservatory **
- ** Stream to boundary **
- ** Set in just under ½ acre of Grounds **

****Outstanding 4 Bedroom Georgian Residence**Oozing elegance and grandeur**Elevated plot position**Just under 0.5 acre Grounds **1 mile Gwbert and Cardigan Estuary**Well built under structural integrity**Pretty stream to boundary**Private rear Garden with Countryside views**Feature Conservatory**Custom made oak features throughout**Exceptional family home** AN EXQUISITE RESIDENCE ALONG THIS FAVOURED COASTAL BELT CLOSE TO GWBERT, MWNT AND ABERPORTH ****

The property is situated within the coastal village of Ferwig, being some 1 mile from the coastal village of Gwbert with its renowned hotels and restaurants with views over the Cardigan Estuary. Being also some 5 minutes drive from the market town of Cardigan with its local and national retailers, primary and secondary schools, 6th form college, community hospital, cafes, bars, restaurants, traditional high street offerings, place of worship and excellent public transport connectivity. The Pembrokeshire Coast National Park is within some 15 minutes drive of the property and the All Wales Coastal Path being some 10 minutes walk from the house.



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GENERAL

An exceptional and well built Georgian Residence.

The plot is sat in an elevated position within this 0.4 acre plot enjoying the views over the adjoining countryside. with access over an attractive stream to the boundary. Well manicured and maintained Gardens with south facing rear patios and sitting areas.

The property benefits from custom made oak features such as kitchen and staircase with feature 'L' shaped Conservatory to the side. The property benefits from underfloor heating throughout the ground floor.

A useful double Garage is provided which can also provide home office/working from home potential. A truly great property in a sought after location. Viewing must be a priority!

Reception Hallway

9' 8" x 14' 3" (2.95m x 4.34m) via stained glass uPVC door, side glass panel, understairs cupboard, custom made oak staircase.



Lounge

13' 2" x 24' 0" (4.01m x 7.32m) Large family Living Room with feature oak fireplace with gas fire set within a marble surround and hearth, double windows to front, TV point, multiple sockets, double glass doors into:

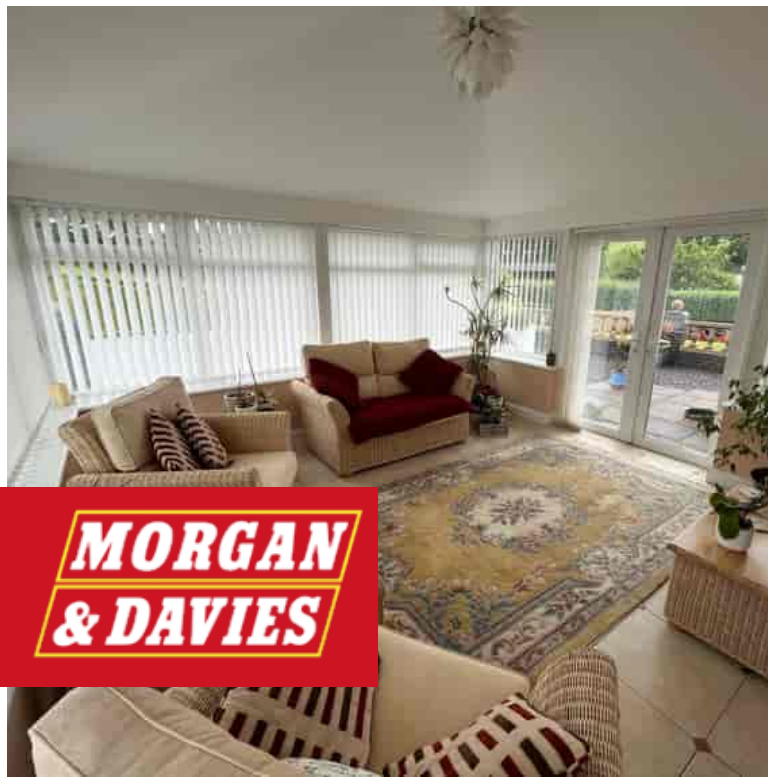




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Sun Room/Conservatory

25' 9" x 14' 0" (7.85m x 4.27m) being 'L' shaped, uPVC windows to all sides overlooking rear and side Garden, patio doors to front, tiled flooring, multiple sockets, TV point.



Sitting Room

17' 4" x 9' 7" (5.28m x 2.92m) with connecting door from Reception Hallway and Sun Room/Conservatory with window to rear, oak flooring, electric fire.



Kitchen/Dining Room

12' 9" x 24' 0" (3.89m x 7.32m) Large open plan room with custom made oak kitchen with Formica worktop, Rangemaster double oven with gas hobs with extractor over, 1½ ceramic sink and drainer with mixer tap, fitted dishwasher, fitted fridge/freezer, window to rear Garden, tiled splashback, dining space for 6+ persons table, oak dresser, tiled flooring, double windows to front, door into Inner Hallway with external door to Garden. Access to:





Ground Floor WC

WC, single wash hand basin, fully tiled walls, rear window.



Double Garage

17' 8" x 22' 3" (5.38m x 6.78m) A great double Garage facility with electric door over, pedestrian rear door to Garden, windows to rear, painted concrete floor, housing Eurostar oil boiler, has great potential for home working space/office. BT point.



Utility

10' 3" x 6' 3" (3.12m x 1.91m) With a range of oak effect base units, Formica worktop, washing machine connection 1½ stainless steel sink and drainer with mixer tap, front window, tiled flooring.



FIRST FLOOR

Gallery Landing

with curved stained glass feature window to front, 2 x airing cupboard with radiators.



Front Bedroom 1

Double Bedroom, double windows to front overlooking the front Garden and village, radiator, oak flooring, multiple sockets, TV point.



Front Bedroom 2

13' 0" x 10' 7" (3.96m x 3.23m) Double Bedroom, dual windows to front overlooking Garden and village, oak flooring, radiator, multiple sockets, TV point.



Master Bedroom

A luxurious double Bedroom suite with Juliet balcony to rear, oak flooring, multiple sockets, TV point, radiator, open plan into:



Dressing Room



6' 7" x 11' 0" (2.01m x 3.35m) A walk in dressing facility with a range of shelving and clothes rails, oak flooring, Velux window to rear, multiple sockets, spotlights to ceiling.

En Suite



12' 9" x 8' 8" (3.89m x 2.64m) Large luxurious En-Suite facility with a central shower unit being fully tiled with fully tiled walls, his and hers single wash hand basin and vanity units, WC, 2 x heated towel rail, spotlights to ceiling.

Family Bathroom



14' 1" x 9' 7" (4.29m x 2.92m) High quality white Bathroom suite including feature roll top bath, enclosed corner shower unit, tiled flooring, ½ tiled walls, WC, single wash hand basin, 2 x heated towel rail, rear window to Garden.

Rear Bedroom 4



12' 6" x 13' 1" (3.81m x 3.99m) Double Bedroom with side window, radiator, multiple sockets, oak flooring, range of fitted wardrobes and dressing table.

En-Suite



WC, single wash hand basin and vanity unit, high level rear window.

EXTERNALLY

To front

The property is approached from the adjoining county road into a gravelled driveway and forecourt crossing over an attractive stream to the boundary, a meandering driveway into a large gravelled forecourt with ample parking space leading to the entrance forecourt and pillars to the front of the main dwelling.

Side parking and footpath lead to:





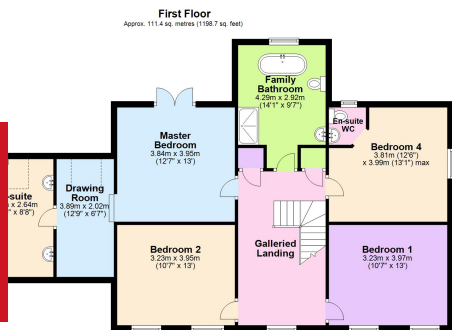
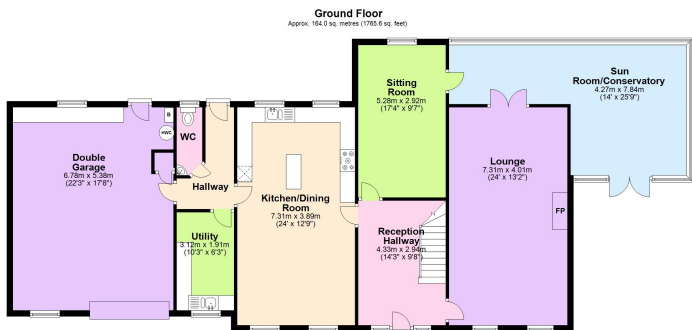
To Rear

Elevated rear Garden and patio area with ample seating space, completely designed and orientated to maximise the southerly aspect and views over the adjoining countryside with sufficient privacy.

Single storey garage with hipped roof, up & over door, side pedestrian door and window.







Total area: approx. 275.4 sq. metres (2964.3 sq. feet)
The floor plans are for guidance only.
Plan produced using PlanUp.
Maes Enia, Ferwig, Cardigan

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From Cardigan town take the B4548 road north west towards Gwbert. This will take you alongside Teifi Estuary into Gwbert on Sea. Keep on this road until you see the entrance ahead of the Cliff Hotel alongside the Flat Rock pub and restaurant. Do not take the road straight ahead but turn right and follow this road for some 1 mile into the village of Ferwig. Drive into the village and having dropped down the hill towards the centre of the village, the property entrance is located immediately in front of you.

Tenure

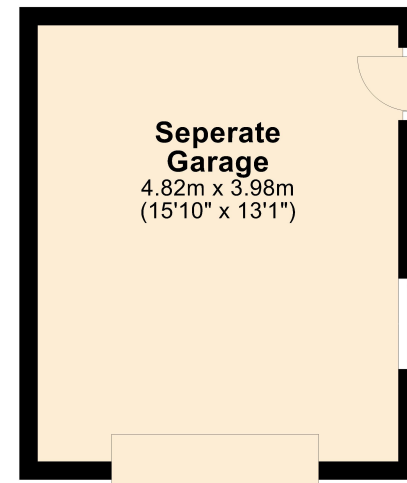
Freehold

Services

We are advised the property benefits from mains water and electricity. Private drainage. Oil central heating.

Ground Floor

Approx. 19.1 sq. metres (206.1 sq. feet)



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Garage, Maes Enia, Ferwig

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For further information or to arrange a viewing on this beautiful property, contact us:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

