

Exceptional 5 bedroom dwelling. Set within commodious plot with countryside views and in walking distance to town amenities. Cardigan. Cardigan Bay. West Wales.



Hafod Haul, Verwig Road, Cardigan, Ceredigion. SA43 1PJ.

£695,000

R/4852/RD

**** Exceptional 5 bedroom detached home ** Recently constructed ** Completed to the highest order with no expense spare on fixtures and fittings ** Deceptively spacious accommodation ** High quality fixtures and fittings throughout ** Notable oak staircase, architraves and skirting boards throughout ** Commodious plot with triple garage ** Feature jacuzzi room ** Less than a mile to Cardigan town centre ** Set within 0.4 acres or thereabouts ** Extremely well maintained and presented ** Custom built to the highest specification ** One of the finest properties to come on the market within the town in recent times ****

The property is situated along Verwig Road, a sought after address off the Gwbert Road that leads from Cardigan to the Gwbert Estuary. The town of Cardigan offers a good level of local amenities and services including primary and secondary schools and 6th form education, cinema and theatre, community hospital, retail park, supermarkets, industrial estates and good employment opportunities. Gwbert Estuary is less than ½ mile from the property and is within easy gentle walking distance. The Pembrokeshire Coast National Park sits within 15 minutes drive of the property.



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GENERAL

An exceptional 5 bedroom detached family residence set within 0.4 acres or thereabouts with attractive views over the adjoining countryside.

The home is finished to the highest specification and exceptional build quality.

The home boasts a notable oak feature throughout including commanding oak staircase leading to a central gallery landing area with oak architraves, skirting boards and features throughout.

The home provides generous family living accommodation supported by substantial bedroom, en-suite and bathroom facilities.

To the side of the main house is triple garage with double door entrance to front and single door entrance to the rear.

The private space to the rear of the property is set out as a patio fully orientated to maximise the west and southerly aspect over the adjoining fields. The property enjoys some wonderful sunset settings from the jacuzzi room.

One of the finest properties to come on the market in recent times which must be viewed to be appreciated.

The accommodation provides more particularly as follows:



Reception Hallway

24' 8" x 11' 5" (7.52m x 3.48m) accessed via composite door with side glass panels, an exquisite entrance to the property with custom made feature oak staircase leading to central gallery landing with understairs cupboard storage area, spotlights to ceiling, oak flooring, underfloor heating with thermostatic controls, multiple sockets, door leading to:



Rear Inner Hallway

With oak flooring, external door to garage and front driveway.



Cloakroom

5' 5" x 10' 1" (1.65m x 3.07m) housing oil boiler, tiled flooring.

Office (Potential Bedroom)

10' 6" x 8' 8" (3.20m x 2.64m) with dual aspect windows to front and side, tiled flooring, multiple sockets.

Bedroom 1

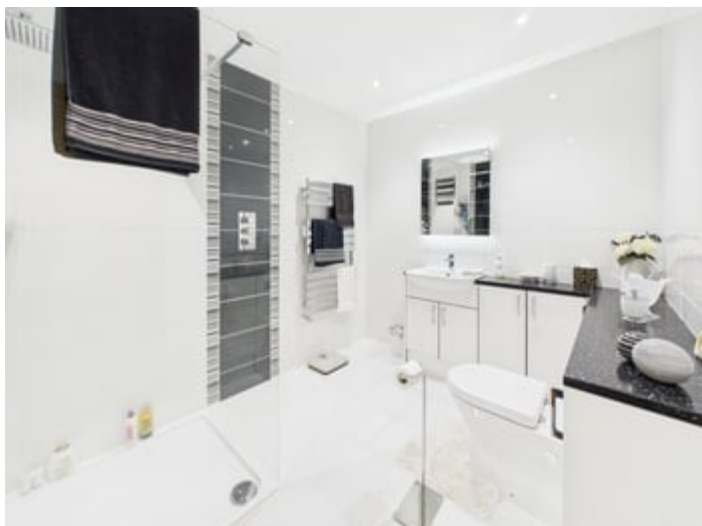
10' 8" x 14' 6" (3.25m x 4.42m) luxurious double bedroom with dual aspect windows to front and side, multiple sockets,

access to:



En-Suite

9' 4" x 7' 3" (2.84m x 2.21m) providing a Jack and Jill facility with integrated low level flush WC, vanity unit with single wash hand basin, separate walk-in shower with side glass panel with extractor over, heated towel rail, spotlights to ceiling, tiled walls and flooring, door into hallway.

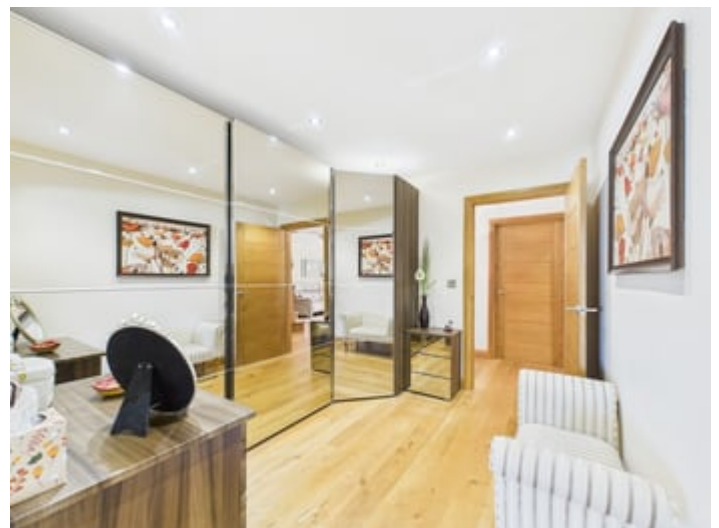
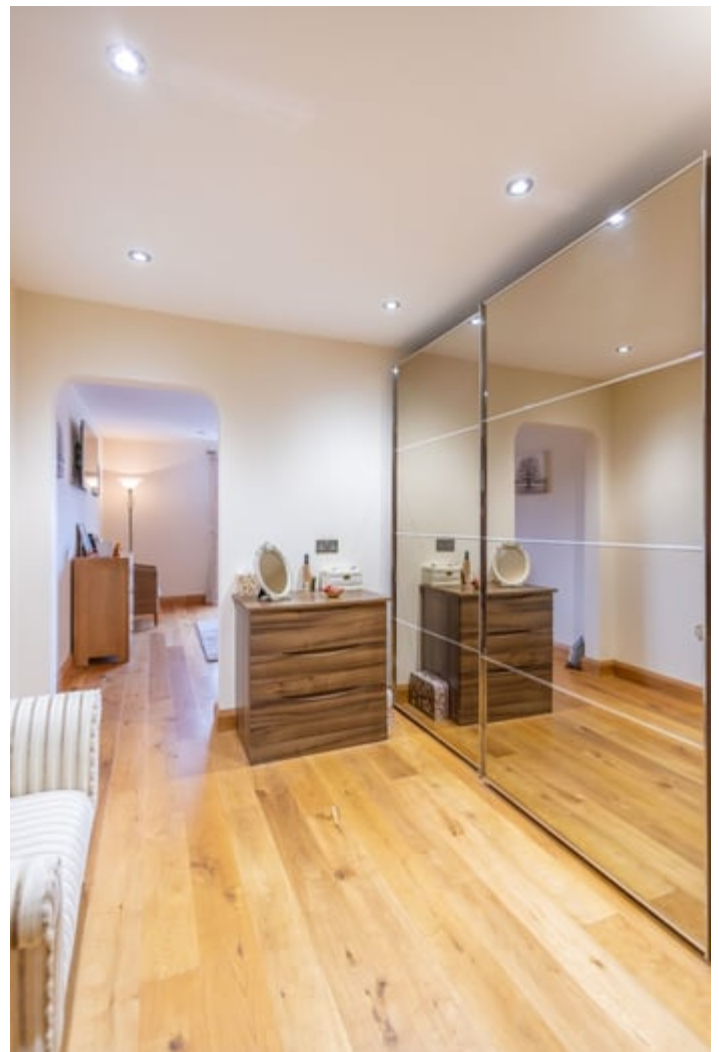


Master Bedroom Suite

luxurious master bedroom suite, one of the notable features of the property, with access via the:

Dressing Room

10' 3" x 8' 2" (3.12m x 2.49m) accessed from the reception hallway with a range of floor to ceiling fitted cupboards with mirrored front, oak flooring, multiple sockets, open plan into:



Bedroom

luxurious double bedroom with window to rear garden enjoying views over the adjoining countryside, oak flooring, spotlights to ceiling, space for large bedroom furniture.



En-Suite

10' 2" x 7' 7" (3.10m x 2.31m) finished to the highest order providing his and hers single wash hand basin on vanity unit, walk-in shower with side glass panel, heated towel rail, spotlights to ceiling, window to front, tiled walls and flooring, underfloor heating.



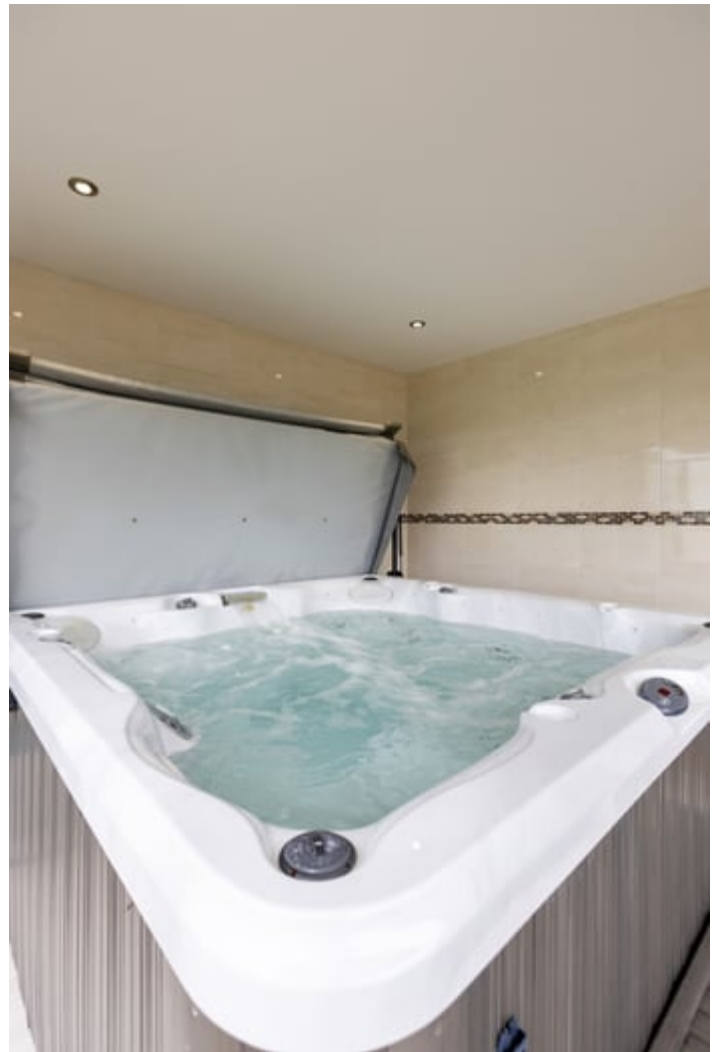
Extending Inner Hallway

With separate enclosed shower and door into:

Hot Tub Room

7' 3" x 10' 3" (2.21m x 3.12m) with feature hot tub (included within the sale subject to negotiation), with bi-fold doors to

rear and side overlooking the garden and adjoining fields, multiple sockets, part tiled walls, spotlights to ceiling.



Family Living Room

15' 4" x 21' 2" (4.67m x 6.45m) accessed from the reception hallway and linking to the kitchen, a large comfortable family living room with feature central fireplace and surround providing coal effect gas fire, floor to ceiling windows to rear garden overlooking the adjoining fields, oak flooring, double glass doors into:



Sun Room

11' 2" x 10' 2" (3.40m x 3.10m) with feature vaulted ceiling and apex glass fenestration and patio doors to garden with views over the adjoining fields, tiled flooring, underfloor heating, multiple sockets, TV point.





Kitchen/Dining Room

25' 9" x 20' 6" (7.85m x 6.25m) an exceptional family kitchen providing a high quality range of light grey base and wall units with complimentary quartz worktop surfaces and drainer, double sink and quartz drainer, integrated NEFF appliances including induction hobs with extractor over, Bosch oven and grill, integrated dishwasher, space for double fridge/freezer, central kitchen island with breakfast bar with a good range of deep base units, integrated power point, seating space, spotlights to ceiling, double aspect double glazed windows to side and rear garden, dining area with uPVC door to garden area, part oak flooring and part tiled flooring, underfloor heating, walk-in pantry, connecting door into:





Snug

11' 5" x 13' 2" (3.48m x 4.01m) providing comfortable complimentary seating space with coal effect electric fire, window to front, oak flooring, multiple sockets, TV point.





Side Hallway

With access to:

Rear Porch

5' 9" x 8' 9" (1.75m x 2.67m) with uPVC windows and doors to front and side garden area, tiled flooring.



Utility Room

Accessible from the side hallway with a range of base and wall units with wood effect work surfaces, 1½ ceramic sink and drainer with mixer tap, plumbing for washing machine, space for drier, space for electric oven with glass splash back and extraction built over, double glazed uPVC windows to front, built in storage cupboards, tiled flooring, connecting door into:



WC

Integrated low flush WC, tiled flooring, underfloor heating.

FIRST FLOOR

Gallery Landing

23' 3" x 17' 4" (7.09m x 5.28m) accessed via the custom made staircase with continuing custom made balustrades to all sides and vaulted ceiling with oak beam and Velux rooflights over allowing excellent natural light with airing cupboard off, oak doors, architraves, skirting boards throughout.



Front Bedroom 2

large double bedroom suite with window to front garden, window to side, access to side dressing area with fitted rails and shelving, multiple sockets.



En-Suite

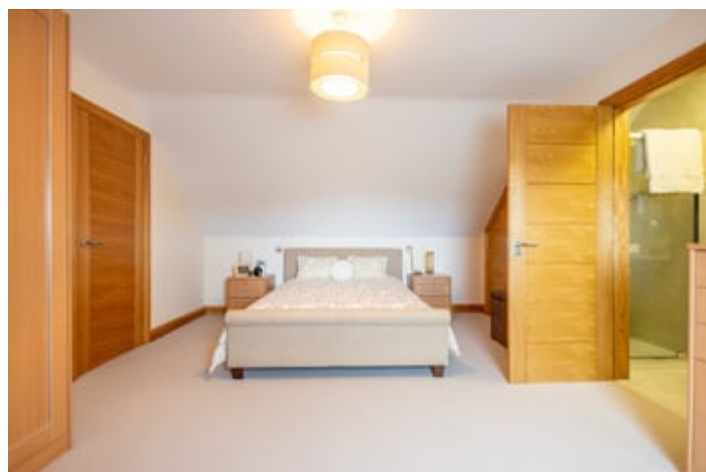
6' 9" x 12' 6" (2.06m x 3.81m) integrated low flush WC, single wash hand basin with vanity unit, panelled bath, separate walk-in shower, heated towel rail, uPVC window to side, tiled flooring and walls, spotlights to ceiling.





Bedroom 3

12' 8" x 17' 8" (3.86m x 5.38m) double bedroom, radiator, window to front, 2 x under-eaves storage cupboard space.



En-Suite

4' 1" x 9' 7" (1.24m x 2.92m) with low level flush WC, integrated single wash hand basin with vanity unit, walk-in shower, tiled walls and flooring.



Bedroom 4

9' 7" x 28' 2" (2.92m x 8.59m) double bedroom currently used for storage with window to rear garden enjoying wonderful views over the adjoining countryside, multiple sockets, radiator (please note that this room could be split into 2 bedrooms providing up to 6 bedrooms within the whole dwelling).

EXTERNAL

To Front

The property is approached from Verwig Road into a walled forecourt with custom made galvanised gates leading into a large tarmacadam forecourt with space for 5+ vehicles to park and front area laid to lawn providing access to the front of the house and also to:



Triple Garage Area

With 2 x electric roller doors to front and 1 electric roller door to rear with tiled concrete floor with underfloor heating, storage over, uPVC windows to side, tiled flooring, 32 amp electric point for electric cars, door to:

WC

Tiled flooring, multiple sockets.

To Side and Rear

Extending tarmacadam driveway wrapping around the garage area to the rear of the house. A mixture of paved patio seating area and raised decking enjoying extensive views over the countryside providing perfect spots for private outdoor dining and entertaining.

Side vehicle wash bay.



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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water, electricity and drainage. Oil central heating. Underfloor heating throughout.

Tenure - Freehold.

Council Tax Band H.

MATERIAL INFORMATION

Council Tax: Band H

Council Tax: Rate 2707

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (75)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

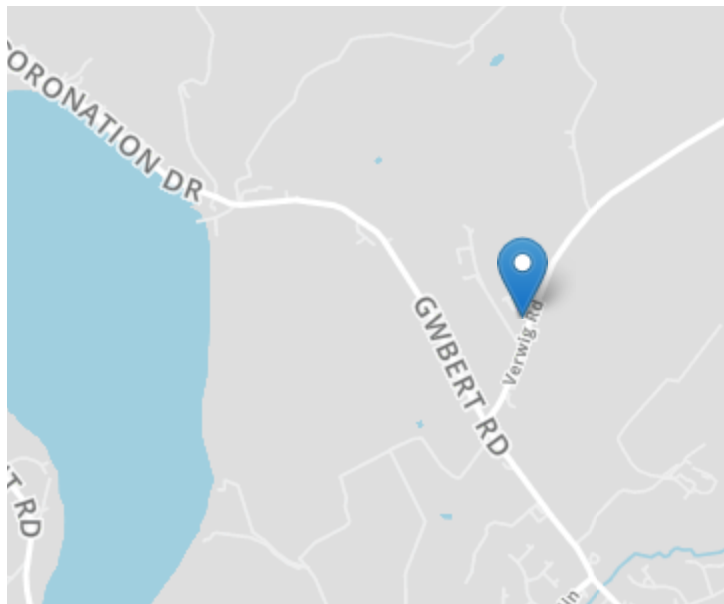
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

From Cardigan town centre travel along North Road on the B4548 taking the left hand turning signposted Gwbert adjoining Cardigan Bows Club. Proceed along this road travelling for approximately 1 mile travelling through the mini roundabout onto Gwbert Road taking the first right hand exit onto Verwig Road. Proceed for approximately 500 yards and the property is located on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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 

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

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