

# Fred Rees & Son



**Auctioneers, Estate Agents & Valuers**

**Castle House, 42 St Mary St.,  
Cardigan, Ceredigion, SA43 1HA**

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For Sale by Private Treaty

WEST WALES COAST

Pembrokeshire Coast National Park

**MOYLEGROVE**

Cardigan 5 miles

Newport 5 miles

THE FREEHOLD DETACHED COTTAGE STYLE PROPERTY SITUATED IN A POPULAR COASTAL VILLAGE WITHIN A FEW MINUTES DRIVE OF THE SEA AND CEIBWR BAY AND PROVIDING WELL MAINTAINED THREE BEDROOM ACCOMMODATION



TENURE: FREEHOLD

PRICE: £360,000 O.N.O. Inclusive of Fitted Carpet, Blinds, Fixtures & Fittings as specified in the sales particulars

SERVICES: We are advised that the property is serviced by –

MAINS WATER & ELECTRICITY. PRIVATE DRAINAGE. Telephone installed, Superfast broadband available up to 80Mbps

COUNCIL TAX: £2262.03 to March 2022. Band F

VIEWING: STRICTLY BY PRIOR APPOINTMENT WITH THE SELLING AGENT. All negotiations must be conducted through the offices of Fred Rees & Son

LOCAL AUTHORITY: Pembrokeshire County Council, Council Offices, County Hall, Haverfordwest, SA61 1TP 01437 764551

Pembrokeshire Coast National Park, Llanion Park, Pembroke Dock, Pembrokeshire SA72 6DY Telephone: 01646 624800

The original cottage is of solid stone construction together with more recent block built extensions all under a pitched tiled roof. The property has Oil Fired Central Heating and is in good condition throughout providing comfortable three bedroom accommodation.

Externally there is ample private off road level parking for 3 cars and mature easily managed gardens with views over adjacent fields and countryside. The property is offered for sale at a realistic price with no upward chain.

The Accommodation is as Follows-

Ground Floor Side entrance door leads into-

Porch Door to-

Hallway Rear window. Radiator. Stairs to 1<sup>st</sup> Floor. Cupboard under stairs. Door to-

MODERN FITTED KITCHEN:14'6" (4.43m) by 8'10" (2.69m) Front and side windows. 1½ Bowl sink unit. Full range of modern fitted base units and worktops. Four ring electric hob with air extractor hood above. Fitted plate rack and wall cupboards. Fitted electric oven and grill. Fitted Bosch dishwasher. Hotpoint Fridge Freezer. Power points. Oil fired Boiler providing central heating and hot water.



LOUNGE with DINING AREA: 21'4" (6.5m) by 12'6" (3.8m) Beamed ceiling. Fitted wood burning

Stove on a slate hearth. 2 Radiators. Power points. 3 Wall lights. Front entrance door and two front windows. Door to hallway.



MODERN BATHROOM: Matching suite of panelled bath with shower above and screen. Pedestal wash hand basin with mirrored medicine cabinet above and shaver point. W.C. Long ladder style Radiator. Air extractor. Cupboard for washing machine and tumble drier.

1<sup>st</sup> Floor: Landing Rear window with views over garden and countryside. Shelved Linen Cupboard with radiator. Large store cupboard under eaves.

CLOAKROOM: Rear window. Fitted wash hand basin & W.C. Radiator.

BEDROOM 1: "L" Shaped. Double 14'" (4.94m) by 10'8" (3.2m) Front window. Velux roof window. Radiator. Power points.



BEDROOM 2: Double 13'6" (4.09m) by 12'8" (3.86m) Front and side windows. Radiator. Power points. Access to Loft.

BEDROOM 3: Single 8'2" (2.49m) 8' (2.44m) Radiator. Power point.

### OUTSIDE

The property is situated just off the minor village road and is within a few minutes drive of the sea and the spectacular cliffs of Ceibwr Bay. Concrete vehicle entrance and driveway leads to a spacious level gravelled parking area for three cars. Outside lights, oil tank and timber garden store shed.

### GARDENS

Well maintained and established private gardens with side and rear lawn areas. Paved patio area. Mature trees and shrubs.

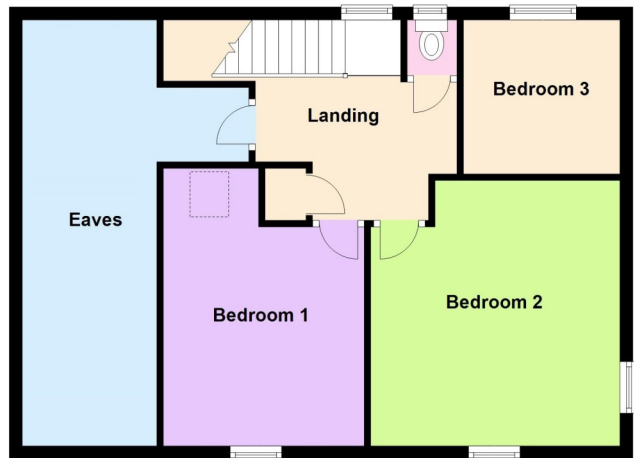
REMARKS This well maintained property is situated in a popular coastal location being close to the sea and the local towns of Newport and Cardigan. The cottage is well suited as a retirement home/ holiday letting cottage with full vacant possession with no upward chain. The coastal path and sea are within walking distance and the Preseli Hills within a twenty minute drive.



**Ground Floor**



**First Floor**



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

**Entrance & Parking**

The concrete vehicle entrance off the minor council road is 7' wide (2.13m) and widens to 8'6" at the gate into the parking area. The driveway is 24'6" long from the minor road to the gate.

The level car parking is 30' wide (9.14m) by 30' (9.14m) approx deep.

**KEY FEATURES**

- 1. No upward chain
- 2. Good decorative condition
- 3. Easily managed grounds
- 4. Ample parking

Score	Energy rating	Current	Potential
92+	A		99   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

**General Remarks and Stipulations**

**Coronavirus**

Covid guidelines and social distancing to be adhered to upon viewing the property.

**Wayleaves, Easements and Rights of Way**

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the condition of sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

**Plans, Areas and Schedules**

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

*These particulars are for guidance only and do not constitute part of an offer or contract. While every effort is made to be as accurate as possible all descriptions, dimensions reference to condition and necessary permissions for use and occupation & other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their*