

NEW PRICE



**Garnwen,
FERWIG SA431PX**

Offers in the region of £285,000

Desirable 3 Bed Bungalow
Beautifully Kept & Presented
Large Colourful Gardens
Ample Parking Space
Sensational Country Views

DD/DT/66835/190919

DESCRIPTION

A beautifully presented 3 bedroom detached bungalow standing in a large level plot with colourful and well kept mature garden areas, with fantastic far reaching countryside views. This impressive property is located in the coastal village of Ferwig, within easy reach of numerous beaches along this part of the Ceredigion coastline and equally not far from Cardigan town. Internally the rooms are lovely and bright with large double glazed windows, comfortably proportioned and immaculately kept. The property is set back off a minor country road and enjoys a gated driveway entrance with ample off road parking, turning space and garage. The surrounding gardens are of an excellent size, amounting altogether to just under half an acre and include vegetable growing areas, seating areas, lawns, fruit trees, greenhouses and a useful storage outbuilding. This ideal retirement or indeed family home must be viewed to be fully appreciated.

EER - E43

SITUATION

The property is situated within the small village of Ferwig, some 3 miles from Cardigan and the Coast, situated between well known popular coastal villages of Gwbert and The National Trust beach of Mwnt. The town of Cardigan provides a

excellent range of high street local shops, some national retailers and educational establishments as well as leisure facilities. The village hall in Ferwig is a well run community hall with regular events usually on a weekly basis.

ACCOMMODATION

Frosted double glazed front door with matching side screen opens to:

ENTRANCE HALL

Wood laminate flooring, access to loft space, electric radiator, mirrored storage cupboard, doors to:

LIVING ROOM

15'9 x 12'2 (4.80m x 3.71m)

Feature fireplace with beam over and hearth (chimney in place), double glazed window to front, electric radiator.

KITCHEN / DINER

21' x 12'5 / 8'2 (6.40m x 3.78m / 2.49m)

Fitted with a range of wall and base storage units with work surfaces over, Zanussi electric oven and microwave, integrated fridge/ freezer, electric 4 ring hob, stainless steel extractor hood, integrated dishwasher, porcelain Belfast sink unit with mixer tap over, tiled floor, splash-backs, double glazed window to rear enjoying countryside views.

DINING / SEATING AREA

Double glazed window to side, oil fired Rayburn providing additional cooking facilities and

servicing the domestic hot water, electric radiator, door to:

LOBBY

9'5 x 5'1 (2.87m x 1.55m)
External double glazed door to front, space for hanging coats, door to:

UTILITY ROOM

9'9 x 9'2 (2.97m x 2.79m)
Plumbing for washing machine, double glazed external door to rear, single drainer sink unit, double glazed window to side, door to:

CLOAKROOM

Frosted double glazed window, WC.

BEDROOM ONE

12' x 10'7 (3.66m x 3.23m)

Double glazed window to front, electric radiator.

BEDROOM TWO

12'5 x 10'7 (3.78m x 3.23m)

Double glazed window to side, electric radiator.

BEDROOM THREE

9'10 x 9'8 (3.00m x 2.95m)

Double glazed window to front, electric radiator, built-in storage cupboard.

BATHROOM

11'10 x 8'1 (3.61m x 2.46m)

Suite comprising of panelled bath, shower cubicle with glass screens and electric shower unit, pedestal wash hand basin, WC, tiled floor, heated towel radiator, frosted double glazed window to rear, fitted airing cupboard with hot water cylinder and shelving.

EXTERNALLY

The property is approached by a private gated entrance with hardstanding driveway leading up to the front of the property and provides plenty of space for parking and turning. The garden areas are arranged around the property from the front, side and rear, mainly laid to lawn, level and mature with a tree line and hedgerow boundary. There are established colourful flower beds with shrubs, gravelled low maintenance areas, **TWO GREENHOUSES**, a useful **OUTBUILDING** - **13'5 x 11'6** providing storage. An area of mainly apple and fruit trees, blackcurrant and raspberry bushes. There is a choice of seating areas particularly to the rear where there is a fabulous view stretching far and wide.

GARAGE

Up and over door to front, power and lighting.

SERVICES

We are advised mains water, electricity and drainage are connected.

ESTATE AGENCY ACT 1979

Under this Act we are obliged to inform you that a member of John Francis has a connection with this property.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to
4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Cardigan, proceed out of town on the Gwbert Road and as you leave turn right signposted Ferwig. Proceed for approximately 0.5 miles and turn left following the minor road into the village. As you enter the village, turn left up the hill, and this property is found set back on the right hand side.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(82-100) A			
(81-91) B				(61-81) B			
(69-80) C				(52-60) C			
(55-68) D				(35-50) D			
(39-54) E				(19-34) E			
(21-38) F		43		(1-18) F		27	
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

**John.
Francis**