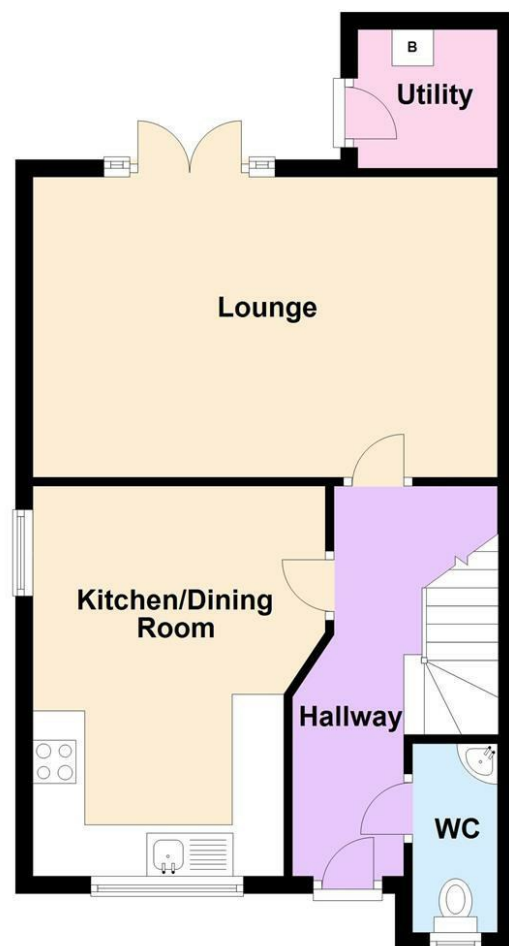


### Ground Floor



### First Floor



#### GENERAL INFORMATION

VIEWING: By appointment only.

TENURE: We are advised freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band C Ceredigion

#### AGENTS VIEWING NOTES...

Please note this property is subject to a section 106 agreement. We would respectfully ask you to call our office before you view this property internally or externally

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

LG/FHR/12/20/OK/FHR/12/20

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

6 Morgan Street, Cardigan, Ceredigion, SA43 1DF  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

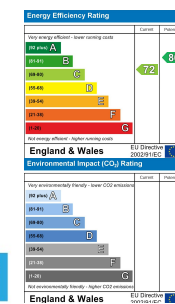


## 11 Clos-Y-Gwyddil, Ferwig, Cardigan, Ceredigion, SA43 1PS

- Semi Detached House
- Village Location
- Enclosed Rear Garden
- Oil Central Heating
- Off-Road Parking
- 3 Bedrooms & 2 Bathrooms
- Ideal FTB/Investment
- Local Authority Restrictive Covenant
- Just 2.3 Miles to Mwnt Beach
- EPC Rating: C

**Offers In Excess Of £130,000**

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EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

**The Agent that goes the Extra Mile**





**\*\*VIRTUAL VIEWING AVAILABLE\*\***

**\*\*A LOCAL AUTHORITY RESTRICTIVE COVENANT APPLIES TO THIS PROPERTY\*\***

Situated within the rural village of Ferwig, approximately 2.3 miles to popular beach Mwnt, this property would make an ideal first time buy or investment opportunity. The accommodation benefits from enclosed garden, off-road parking, oil central heating and briefly comprises; on the ground floor, entrance hallway, fitted kitchen/dining room with a range of matching wall and base units, lounge with french doors to the rear garden utility room, and a w/c. On the first floor, there are three bedrooms, one being the master bedroom with separate en-suite, and a family bathroom.

Externally, to the front there is off-road parking for approximately 2 vehicles and a lawned garden. To the side of the property there is a gate leading to the rear garden. Laid mainly to lawn with a paved seating area to the front, the rear garden offers an ideal place to sit and relax or for outside dining or entertaining.

The rural village of Ferwig is situated 2.6 miles North West of Cardigan town. A bustling market town dating back to 1093, Cardigan is situated on the edge of the estuary of the River Teifi. A major trading port and shipbuilding area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, supermarkets, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

#### Hallway

14'08 x 7'08 (4.47m x 2.34m)

#### Kitchen/Dining Room

11'00 x 14'08 (3.35m x 4.47m)

#### Lounge

11'04 x 17'08 (3.45m x 5.38m)

#### Utility Room

5'06 x 6'05 (1.68m x 1.96m)

#### W/C

3'06 x 7'02 (1.07m x 2.18m)

#### Landing

10'11 x 12'10 (3.33m x 3.91m)

#### Bathroom

7'07 x 7'00 (max) (2.31m x 2.13m (max))

#### Bedroom 1

10'13 x 11'00 (3.05m x 3.35m)

#### En-Suite

3'04 x 6'02 (1.02m x 1.88m)

#### Bedroom 2

10'10 x 11'02 (3.30m x 3.40m)

#### Bedroom 3

7'01 x 7'02 (2.16m x 2.18m)

#### DIRECTIONS

From Cardigan, proceed out of town on the Gwbert Road and turn right signposted for Ferwig. Proceed for approximately 0.5 miles and turn left following the minor road into the village. As you enter the village, proceed to the "T" junction and turn left up the hill. As you leave the village, turn left into Clos y Gwyddil and the property is the first on the right-hand side, denoted by our for sale board.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

