

Rookwood Tregibby Lane, Cardigan, SA43 1PH

£239,950

A unique opportunity to acquire a split level, Three Bedroom Semi Detached House with versatile accommodation that could allow for multi generational living or as a good sized family home.

The accommodation briefly comprises: Porch, Hall, Living Room, Kitchen/Diner, Split Level Bedroom with Living/Dressing Area and Ensuite Shower Room. To the first floor there are Two Further Bedrooms and a Family Bathroom. Externally, the property boasts 'Off Road' Parking and Gardens to the Side and Rear.

Nestled on a minor country lane, just off the ever popular Gwbert Road which is walking distance to Cardigan Town. Viewing Highly Recommended.

Situation

Conveniently situated within walking distance of Cardigan town, which is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building 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, major super markets and superstores, 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.

GROUND FLOOR

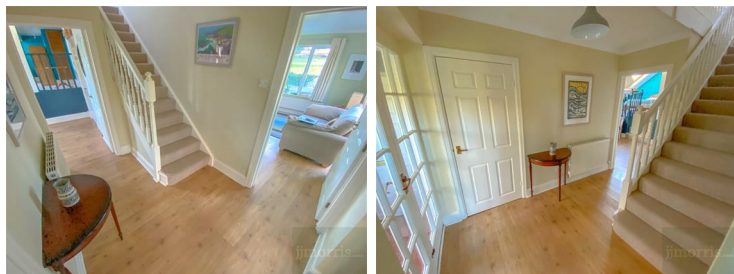
uPVC entrance door to:

Porch



Terracotta tiled floor, dual aspect uPVC windows, 'French' double doors open to:

Hallway



Wood effect laminate flooring, radiator, stairs rising off to first floor, utility cupboard housing washing machine and tumble drier. Doors to:

Living Room 15'11" x 14'2" (4.87 x 4.34)



Feature fireplace with inset log burner and tiled hearth, two radiators, wood effect flooring, uPVC window to the rear, enjoying views over adjoining countryside, sliding patio doors to the side, two radiators, double doors open to:

Kitchen / Diner 13'10" x 14'2" (4.22 x 4.34)



Having a range of wall and base units with complimentary worktop surface over, inset twin bowl sink unit with drainer and mixer tap over, ceramic hob with stainless steel extractor hood, built in twin electric oven, integrated fridge, freezer and dishwasher, tiled splash backs, glazed display cabinets, tiled flooring, radiator, recessed display shelving, uPVC window and door to the rear, space for dining table. Door to:

Pantry Cupboard

Hot water cylinder, shelving. This room used to provide access to the garage below and the steps from the garage are still in place, should a new owner wish to reinstate this access.

Returning to the hall, door opens to:

Master Suite / Living / Dressing 18'11" x 10'9" overall (5.77 x 3.30 overall)



An excellent use of space, split level bedroom and living/office area, with the bedroom being a mezzanine over the garage below.

uPVC window to the front elevation, Velux roof window, under stairs storage cupboard, door to:

Ensuite Shower Room 9'7" x 7'11" (2.93 x 2.43)



Enclosed shower unit with tiled surround, low flush w.c, hand wash basin set into a vanity unit and storage, radiator and heated towel rail, uPVC window to the front elevation, tiled flooring.

FIRST FLOOR

Landing



Velux roof window, eaves storage, doors to:

Bedroom Two 17'5" x 9'10" (5.33 x 3.01)



Dual aspect Velux windows, enjoying views over the adjoining countryside to the rear, eaves storage, custom made wardrobes, eaves storage, wood effect flooring, radiator.

'L' shaped Bedroom Three 14'11" x 9'7" overall (4.56 x 2.94 overall)



Velux window, enjoying views over the adjoining countryside to the rear, uPVC window to the side, radiator, wood effect laminate flooring. ,

Family Bathroom 8'6" x 7'0" (2.61 x 2.15)



A spacious room with three piece white suite comprising panel bath with shower over, low flush w.c. vanity unit with hand wash basin, tiled flooring, radiator, Velux window, enjoying views over the adjoining countryside to the rear.

EXTERNALLY

Front

To the front of the property there is a good sized driveway providing 'off road' parking for two/three vehicles, flower and shrub borders, side access gate leading to the side/rear gardens.

Garage 16'9" x 8'5" (5.11 x 2.58)

Up and over door, light and power, oil fired central heating boiler.

Side & Rear Gardens



Enjoying an open aspect to the rear, over looking adjoining countryside, to the side there is a lawned garden with mature trees and shrubs along the boundary, the rear of the property there is a sun patio, ideal for 'al fresco' dining or entertaining, log store, timber storage shed.

Services

Mains water, drainage and electricity. Oil fired central heating.

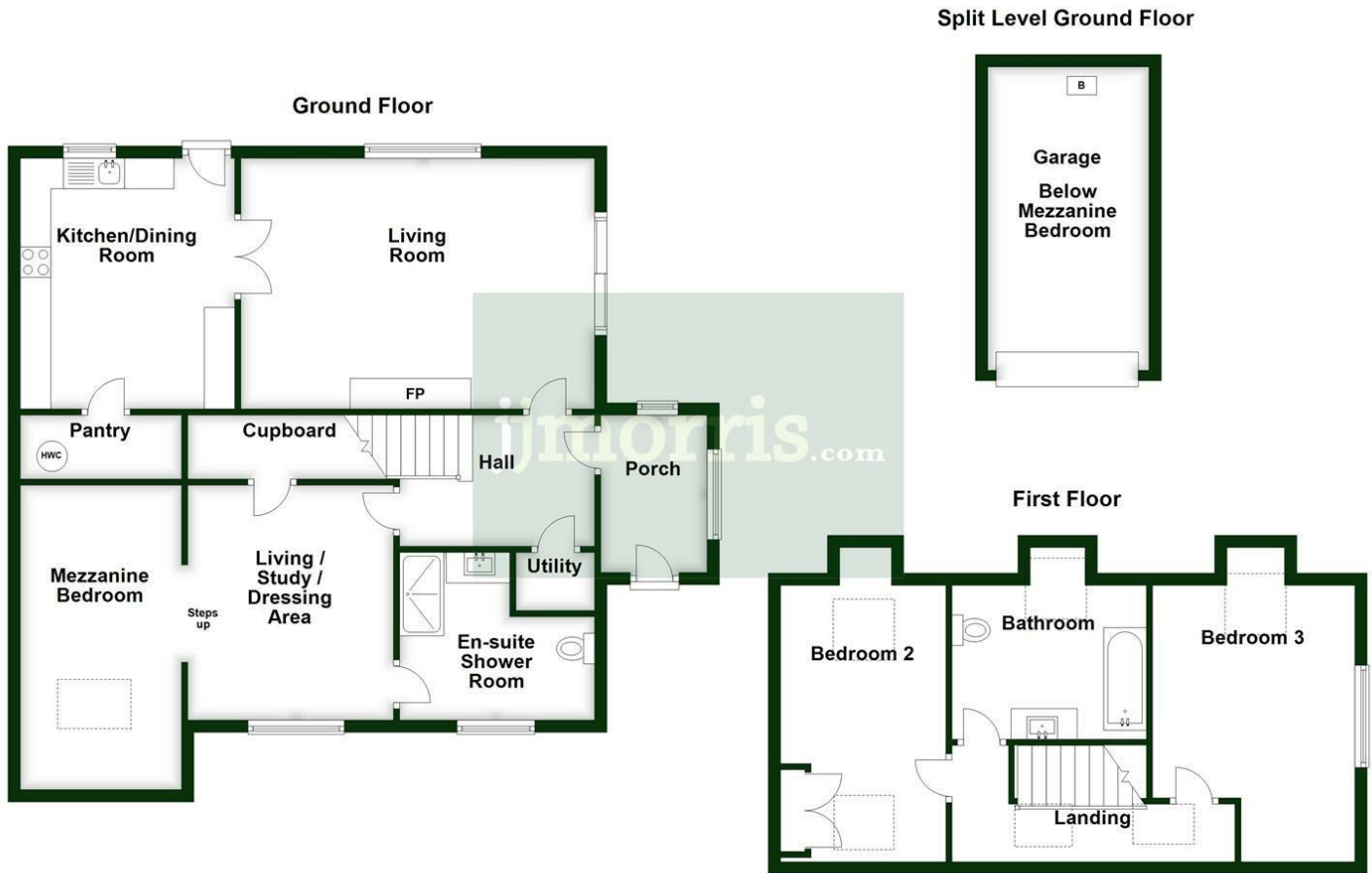
Council Tax Band:

Freehold, with vacant possession upon completion.

Directions

From the agents Cardigan office proceed out of Cardigan, turn left just before the cenotaph, passing the high school, continue past the playing fields and at the mini roundabout, continue straight over sign posted for Gwbert and the turning for Tregibby Lane will be found on the right hand side, denoted by our for sale sign.

Floor Plan



Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com