jjmorris.com

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

CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Camwy , Moylegrove, SA43 3BU

£269,950

A refurbished and well presented cottage, situated in Moylegrove, within walking distance of Ceibwr Bay, the property has been designed to a good standard and provides a spacious open plan living/kitchen, two bedrooms and a modern shower room. Externally, there is parking and a garden.

Entrance

Living Room

Stairs rising off to first floor, under stairs storage, log burner on slate hearth with feature surround, exposed stone, exposed beams, wooden window.

Kitchen

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink with mixer tap over, integrated washer/dryer, integrated fridge, built-in electric oven with induction hob and extractor fan over, space for dining table, wooden window, exposed beams.

FIRST FLOOR

Bedroom One

Wooden window, electric heater radiator.

Bedroom Two

Wooden window, electric heater radiator, loft access.

Shower Room

Low flush WC, hand wash basin with mixer tap over, corner walk-in shower with electric shower, heated towel rail, part tiled walls.

Externally

Parking to the side, lawned area and patio area to the rear.

Utilities & Services

Heating Source: Electric heaters.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

What3words: ///duke.enjoys.snippet

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 21mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

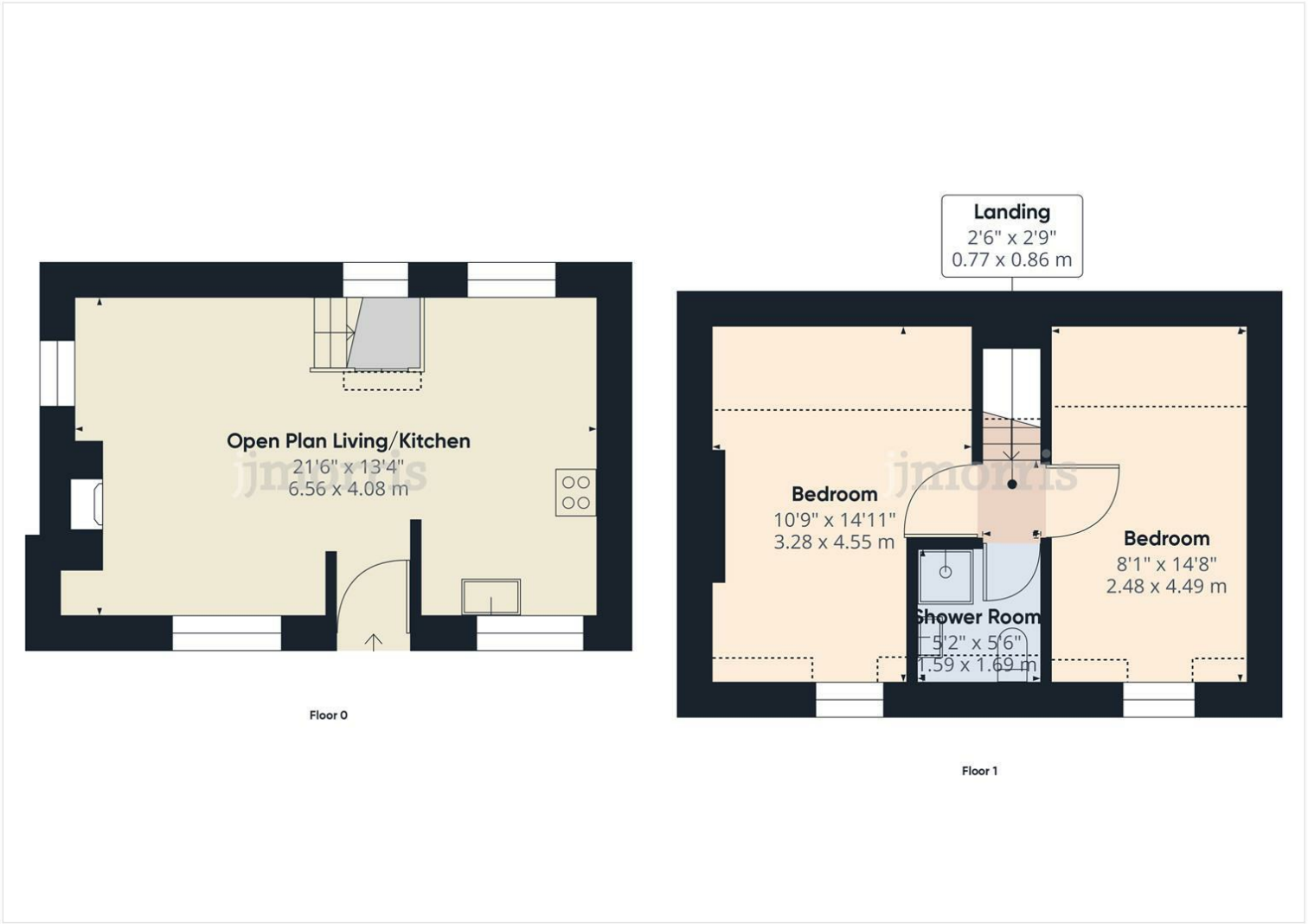EE Voice - Likely & Data - Likely
Three Voice - None & Data - None
O2 Voice - None & Data - None
Vodafone. Voice - None & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan

Landing
2'6" x 2'9"
0.77 x 0.86 m

Open Plan Living/Kitchen
21'6" x 13'4"
6.56 x 4.08 m

Floor 0

Bedroom
10'9" x 14'11"
3.28 x 4.55 m

Bedroom
8'1" x 14'8"
2.48 x 4.49 m

Shower Room
5'2" x 5'6"
1.59 x 1.69 m

Floor 1

Area Map

Moylgrove

Nant Ceibwr

Map data ©2025

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