



Gwynfro, Cardigan, SA43 1PX

Offers in the region of £450,000



CARDIGAN
BAY
PROPERTIES
EST 2021





- 4 bed detached house
- Useful garage/workshop
- Lovely countryside views
- Close to Cardigan town and amenities
- Solar panels with battery storage
- Stone outbuilding, currently used as a Studio
- Sitting in around 0.25 acres
- Only 5 minutes drive to the coast
- Ideal family home or with income potential
- Energy Rating: D



About The Property

A delightful detached, characterful house (which the current owners currently use two of the four double bedrooms for their small B&B business) sitting on around 0.25 acres, and complete with a useful stone outbuilding and a purpose-built tandem garage with space for a workshop, situated in the rural, yet accessible village of Ferwig, only an 8-minute drive to the National Trust beach at Mwnt, a 5-minute drive to the Cardigan Bay coastline at Gwbert, benefiting from the Cliff Hotel Restaurant & Spa and The Flat Rock Bistro, both of which offer great meals all year round. And only a few short miles to the stunning and popular market town of Cardigan which remains unspoilt and rich in heritage. Cardigan provides a nostalgic setting for a thriving culture of arts and crafts, music events and festivals. The high street is a bustle of original boutique shops, traditional family-run businesses and regular high street occupants, several high street banks, places of worship, many pubs, rich in character; independently owned cafés and restaurants, a leisure centre, cinema, theatre, swimming pool, a Tesco and an Aldi supermarket, convenience stores, opticians, dentists, a newly built Integrated Care Centre and so much more.

Access the property through the front door leading into the entrance hall, with engineered wood floor, stairs to the first floor, under-stairs storage, and doors leading to, the sitting room which is a cosy room with laminate flooring, the lounge which has a fireplace with wood burning stove and useful built-in shelving and cupboards either side for wood storage and use as a TV stand. Double doors lead into the warm-roof conservatory, which has double doors out to the front garden and drive, and windows all around to take in the lovely garden and countryside views. Back in the main hall is a sliding doorway into the dining room/home office.

Details Continued:

Currently used as a home office this versatile room offers many uses and has a door to a wetroom (with tiled floor, w/c and wash hand basin), a door to the utility room (with tiled floor, matching base and wall units, sink with drainer, an airing cupboard housing the hot water tank, wall-mounted inverter for the solar panels and the storage batteries, a door out to the front of the property, and a door to the boiler room which houses the oil fired boiler). From the dining room/home office is an open doorway into the kitchen. This is a very welcoming room, with space for a dining table, matching wall and base units, a lovely red AGA range for all your home cooking needs whilst also providing additional heat, a sink with a drainer, an integrated dishwasher and a fridge.

First Floor:

On the first floor is a spacious landing with two attic hatches, and doors off to four double bedrooms. Two rooms are currently used for the current owners' small B&B business. The first B&B room has an en-suite shower room with a corner shower and a built-in WC/wash hand basin vanity unit. The second B&B bedroom is a spacious double with built-in storage, both these bedrooms have views over the pretty rear garden. The family shower room is between these two rooms and used by the guests of the second bedroom when in use, and benefits from a corner shower, and a built-in WC/wash hand basin vanity unit. On the other side of the landing are two more double bedrooms, one of which is a very generous master bedroom with an en-suite with a corner shower, and a built-in WC/wash hand basin vanity unit.

Externally:

Accessed off a country lane there are two entrances into this property, one at the bottom of the front garden which offers ample off-road parking for around 6 cars/vehicles and leads to the useful tandem garage with space for a workshop. Outside the house is gated access onto a gravel drive which offers parking for another 2 cars. At the very top of the land is another garage, with double wooden doors and offers useful storage for a small car, bikes, kayaks etc.

The main garden is to the front with gated access onto a gravel drive, with an electric car charging point on the front of the house, next to the utility room door. To the left, as you enter the property is a detached stone barn which the current owners have restored and turned into a very useful gallery and studio. With exposed A-frame beams, a painted concrete floor, a wood-burning stove, and wooden steps up to a small mezzanine area which is ideal for storage. This space could be converted (STPP) to a useful overflow accommodation or addition to the B&B business if desired. Outside the studio is a pretty cobbled courtyard with pergola over. Paths lead onto the tiered front lawn bordered with an array of flowers and mature borders and carry on around to the side of the property where there is a small orchard. There are paths carrying on up to two useful garden storage sheds (formerly a shower and a wc but no longer in use) and onto the rear of the property. Steps lead up to a very pretty, low-maintenance garden area again planted with a stunning array of flowers and offers a lovely area to sit and enjoy the views, and a path leads down to the rear of the house where the oil tank is housed. To the very bottom of the front garden, steps lead down to the detached, purpose-built garage/workshop. This is a really useful building with a concrete floor, power and lighting and offers a great space to use as a workshop or garage.

This is a very versatile home which could be a generous-sized family home, or be utilised as a small business as the current owners have utilised it. Viewing is essential to fully appreciate.

Entrance Hall

16'7" x 5'4" max

Sitting Room

9'2" x 14'10"

Lounge

16'6" x 14'11"

Conservatory

10'8" x 10'11"

Dining Room/Homeoffice

15'2" x 11'4" max

Wet Room

7'9" x 4'4" max

Kitchen/Diner

11'5" x 16'8"

Utility Room

19'9" x 7'1" max

Boiler Room

3'6" x 3'5"

Landing

21'10" x 10'1" max

Bedroom 1

11'4" x 10'6"

En-Suite

7'10" x 4'3"

Bedroom 2

12'11" x 11'4"

Shower Room

5'4" x 7'9"

Bedroom 3

16'4" x 9'3"

Bedroom 4 (Master)

16'5" x 16'2" max I shaped

En-Suite

7'0" x 5'9"

Studio (stone outbuilding)

12'1" x 17'10"





Tandem Garage/Workshop

32'6" x 11'9"

Top Garage

8'8" x 15'5"

Garden Shed 1

6'8" x 3'8"

Garden Shed 2

6'8" x 3'8"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: - F, Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected Superfast available - Max download speed - 71 Mbps Max upload speed - 18 Mbps - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that

they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND

PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months).

Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so



as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. The solar panels feed back to the grid, but they are waiting for the feed-in tariff to be confirmed, the excess is also stored in batteries for their own use. The property has been used as a small hobby B&B business in the past.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

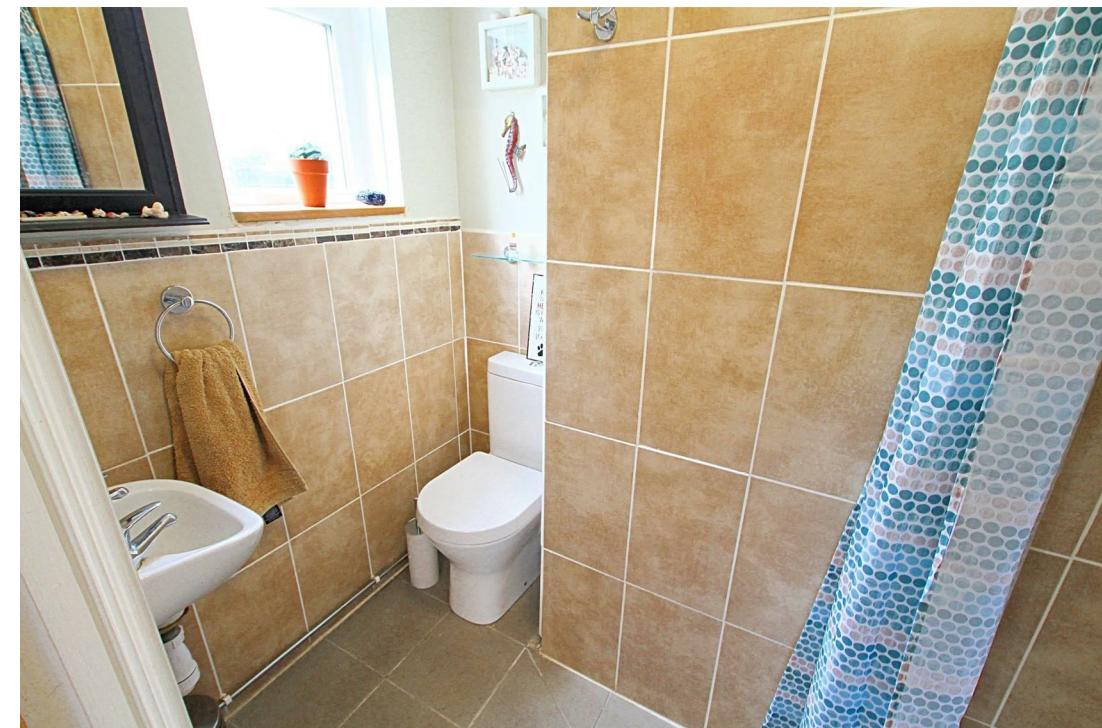


GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

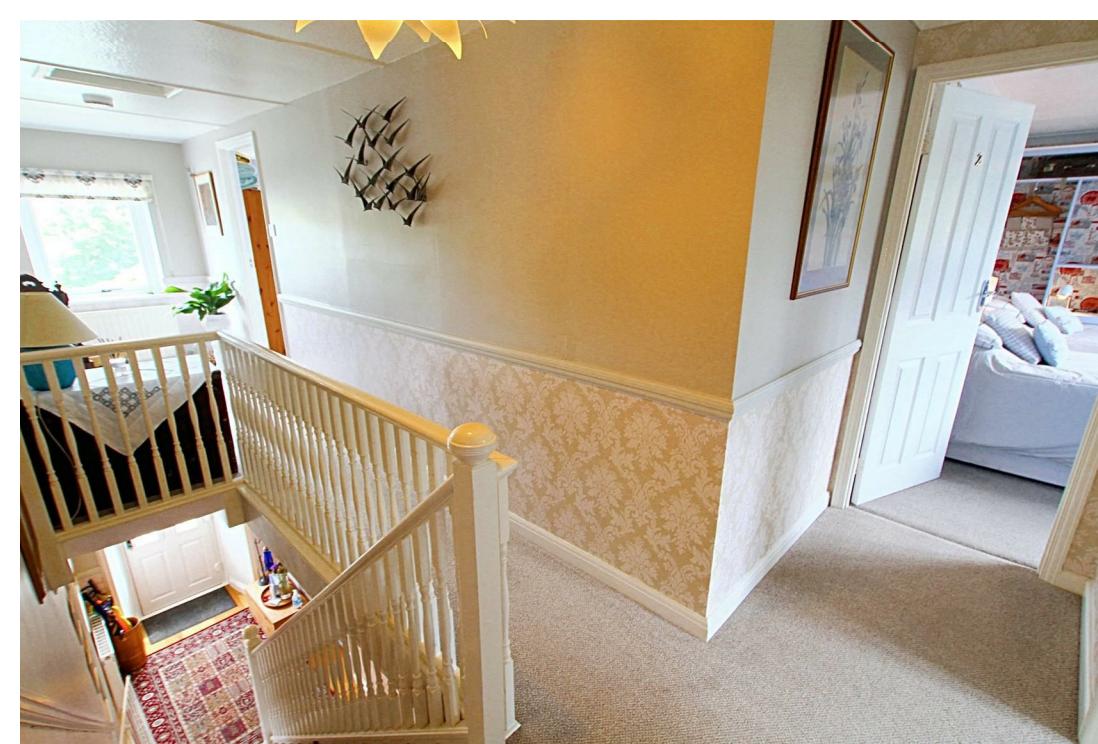
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DIRECTIONS:

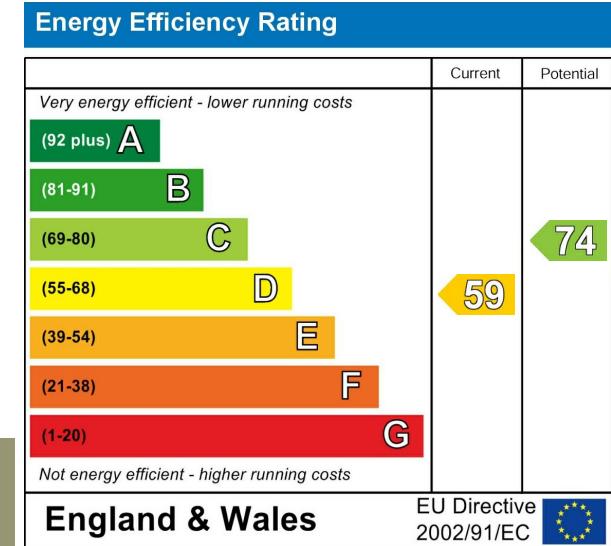
From Cardigan head out on the Gwbert Road B4548. As you leave Cardigan take the first right signposted Ferwig and Mwnt. Follow this road and take the first left signposted Ferwig. Follow this road all the way to the end where you will find yourself in the middle of the village of Ferwig. Turn left (straight on) and you will see the property on your left-hand side, denoted by our for sale board.

What3words - ///talkers.riots.rural





Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.



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