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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

# Caermaria Gwbert Road, Cardigan, SA43 1AF

## £375,000

In undoubtedly one of the most favoured areas of Cardigan, the spacious detached dwelling with double garage, requires some updating and modernisation, but with the potential to provide very comfortable family accommodation in a most desirable and convenient location. The accommodation comprises: Porch, Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Pantry/Utility, Rear Lobby and W.C. Two Ground Floor Bedrooms, Shower Room and Further W.C. With Two Further Bedrooms and W.C. to the first floor. Caer Maria is situated in a generous plot, with Parking and Garage to the side and Large Lawned Gardens to the Front, Side and Rear. This property is highly recommended and we advise an early inspection to avoid disappointment.

## Situation

The property is well located on Gwbert Road within easy reach of the towns secondary schooling, supermarket, amenities and high street shopping parade. The nearby coastal village of Gwbert is just down the road and has a little beach and boating yard, the Cliff Hotel and Spa, the Flat Rock restaurant and Cardigan Golf course.

Glazed door to:-

## Porch

Tiled floor, glazed door to:-

## Hall

Stairs rising off, radiator.

## Living Room 17'11" x 14'2" (5.46m x 4.32m)

Upvc double glazed bay window, Upvc double glazed window, open fire.

## Kitchen 14'10" x 12'3" (4.52m x 3.73m)

Having a range of wall and base cabinets with worktop surface over, 2.5 bowl sink unit, oil fired Aga with extractor above, tiled floor, space for table, Upvc double glazed window, radiator, opening to:

## Utility/Pantry 11'4" x 6'11" (3.45m x 2.11m)

Wall and base cabinets, worktop surface over, stainless steel sink unit, void and plumbing for washing machine, Radiator, Upvc double glazed window.

## Bedroom One 16' x 14'11" (4.88m x 4.55m)

Upvc double glazed bay window, radiator.

## WC

Low flush WC, pedestal hand wash basin, tiled walls, radiator.

## Bedroom Two 13'11" x 12'2" (4.24m x 3.71m)

Upvc double glazed window, radiator.

## Dining Room 14'3" x 10'3" (4.34m x 3.12m)

Upvc double glazed bay window, radiator, open fire.

## Shower/Wet Room

Electric shower, pedestal hand wash basin, Upvc double glazed window, radiator. Airing cupboard.

## Rear Lobby

UPVC door to the side, tiled flooring, door to garage and we.

## WC

Low flush WC, hand wash basin. UPVC double glazed window.

## Garage 20'7" x 14'6" (6.27m x 4.42m)

Up and over door to the front, uPVC window to the rear, storage area above.

## FIRST FLOOR

## Bedroom Three 14'3" x 10'6" (4.34m x 3.20m)

Upvc double glazed window.

## WC

Pedestal hand wash basin.

## Bedroom Four 15'6" x 10'6" (4.72m x 3.20m)

Velux roof window, eaves storage.

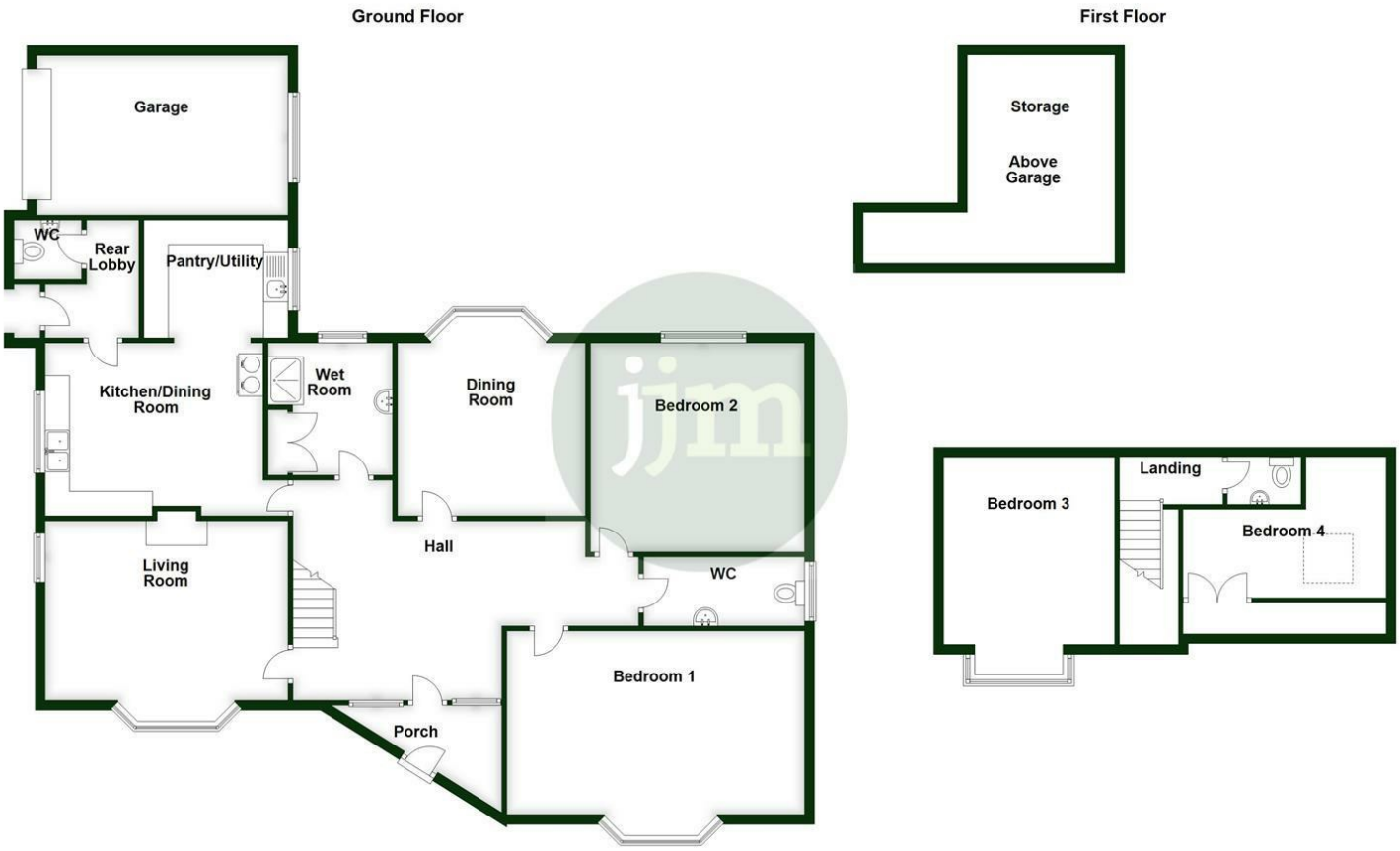
## Externally

Set in a large plot with lawned gardens to the front and side. Access from Cwnc Y Dintir to the side to a good sized turning and parking area with access to the garage. Greenhouse.

## Services, etc.

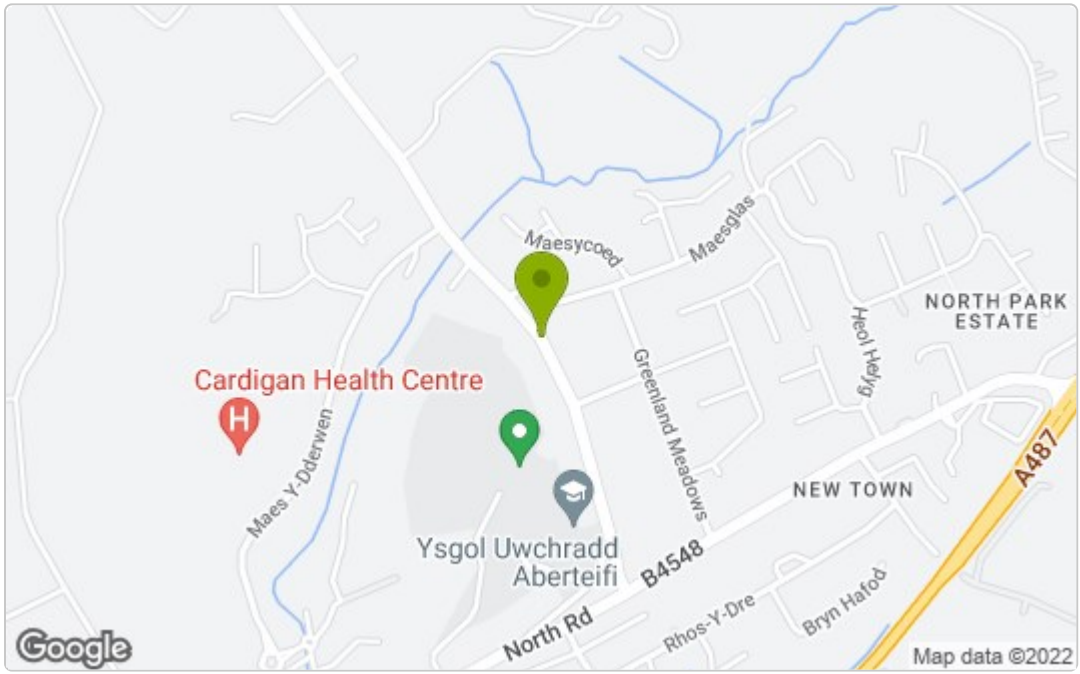
Services - Mains water, electricity, drainage and gas.
Local Authority - Ceredigion County Council
Property Classification - Band F
Tenure - Freehold with vacant possession upon completion

## Floor Plan

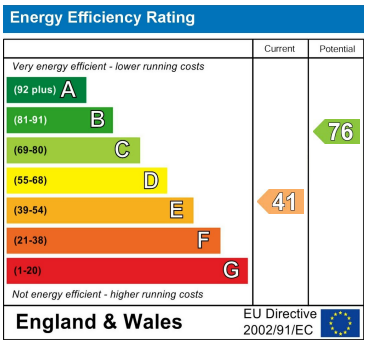



Plans provided as a guide only.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph

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