



Argoed , Cardigan, SA43 2LA

£790,000

Enjoying far reaching views over the Cardigan Wet Land Centre with the Preseli Mountains this impressive Five Bedroom Detached House with Generous Grounds of 1.13 acres or thereabouts and a Traditional Range of Buildings, which may provide an opportunity for further accommodation (STC).

The accommodation comprises: Vestibule, Hall, Living Room, Dining Room, Study, Kitchen/Dining/Family Room, Boot Room, Utility & W.C. Above which is a Games Room/Bedroom, with its own stairs, which would make an ideal home office or create the potential for creating an annexe, subject to consent. Returning to the main hall, Stairs rise to a Spacious Landing, Master Bedroom with Ensuite, Three Further Bedrooms and a Family Bathroom.

Looking out at the view, you would be forgiven for thinking that you are isolated, however, this stunning property is a mere ten minutes' walk into the bustling heart of Cardigan town.

Situation

Argoed sits on the edge of the thriving market town of Cardigan. Viewed as one of the gateways to Pembrokeshire, recent and continued investment and regeneration into the town has seen it flourish into a lively and diverse destination. Be it the multi-million-pound regeneration of its castle grounds, its award-winning theatre and cinema or the numerous artisan shops and restaurants, the town offers something for everyone. The stunning river Teifi is a short distance from the property with the renowned Cardigan Wetland Centre on the opposite bank, making the area a wildlife haven. The nearest beach at Poppit Sands is less than ten minutes' drive from the property.

Hardwood door with fan light above, opens to:

Vestibule

Dado rail, glazed timber door with side panels, opening to:-

Hall



Stairs rise off to the first floor, under stairs storage cupboard, radiator, coved ceilings, doors to:-

Living Room



Bay window to the front elevation, coal effect gas fire with feature fire surround and marble hearth, radiator, coved ceiling.

Dining Room



Bay window to the front elevation, feature cast iron fireplace, coved ceiling, radiator.

Study



Double glazed window to the side elevation, coved ceiling, feature fire surround with open fire grate, radiator.

Kitchen, Dining & Family Room



Highly appointed kitchen with a range of wall and base units, granite work surfaces with upstands, twin Belfast sink with mixer tap over, ceramic hob, electric oven, integrated dishwasher, glazed display cabinets, integrated wine rack, large pantry cupboards, Upvc double glazed window to the side, exposed beams, electric Rayburn, radiator, slate stone flooring, door to:-

Boot Room



Door leading out to the side, fitted handmade storage units, understair storage cupboard, Upvc double glazed window to the side, wall mounted electric radiator, door to:-

Utility Room

Base cabinet with work surface over, integrated single drainer sink unit, void and plumbing for washing machine, Upvc double glazed window to the rear, recess shelving, space for fridge/freezer.

WC



Low flush WC, pedestal hand wash basin with tiled splashback, Upvc double glazed window to the side, radiator.

FIRST FLOOR

Games Room/Bedroom



An ideal space for a home office or with the potential to create a separate annexe, dual aspect upvc double glazed windows, radiator, Worcester LPG combi boiler, coved ceiling.

Returning to the main hall

Stairs rise to:-

FIRST FLOOR



Turned staircase with feature stain glassed window, leads to the landing. Radiator, coved ceiling, large walk-in cupboard, doors to:-

Master Bedroom



Upvc double glazed window to the front elevation, enjoying far reaching views over the gardens and grounds out towards the wildlife centre. Range of fitted wardrobes with matching drawer units, feature fire surround, two radiators, door leading to:-

Ensuite



Corner shower enclosure, low flush WC, vanity unit with sink, part tiled walls, radiator, Upvc double glazed window to the front elevation, recessed spotlights.

Bedroom Two



Upvc double glazed window to the front elevation enjoying far reaching views, coved ceiling, radiator.

Bedroom Three



Upvc double glazed window to the side elevation, range of built-in wardrobes, feature fire surround, radiator, coved ceiling.

Bedroom Four



Upvc double glazed window to the side elevation, coved ceiling, radiator.

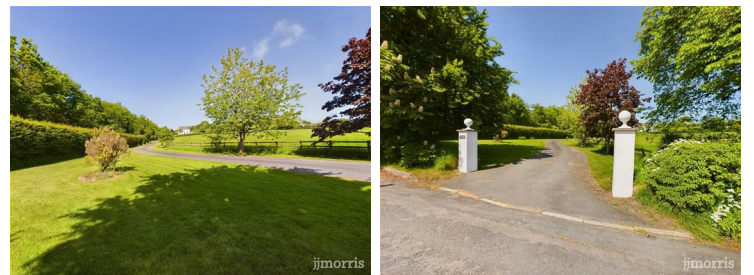
Bathroom



A four piece suite comprising panel bath with mixer tap and shower attachment, enclosed shower unit, pedestal hand wash basin, Victorian WC, half tiled walls, recessed spotlights, coved ceiling, radiator.

Externally

Drive & Parking



The property is approached via sweeping tarmac driveway and splits into two areas, giving access to the front of the property, but also leading to the range of outbuildings, garage and further parking area.

Outbuildings



A traditionally built range of buildings which have been well maintained comprising former dairy and stables with two useful stores. Detached open fronted garage. The buildings provide the potential to create further accommodation or workspace, subject to consent.

Gardens & Grounds



There are two greenhouses with raised beds and a potting shed, lawned gardens extend around the side of the property. At the front, the current owners have constructed a summer house with raised decking to provide an ideal for entertaining and 'al-fresco' dining.

Services, etc.

Services - Mains water, electricity and private drainage. LPG fired central heating.

Local Authority - Ceredigion County Council

Property Classification - Band G

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///blueberry.cloak.basher

Directions

If approaching Cardigan from the south via the A478, take the third exit on the roundabout onto the A487. Crossing the River Teifi you approach a second roundabout, again take the third exit onto the A484 signposted Newcastle Emlyn. After a short distance take the second left hand turn, signposted Cwm Cou. After a short distance take the first left hand turn and follow the road up hill, and at the end of the lane, Argoed will be found on the right hand side.

If approaching Cardigan from the north via the A487 take the first turning on the first roundabout you come to onto the A484 signposted Newcastle Emlyn, and follow the directions as above.

Floor Plan

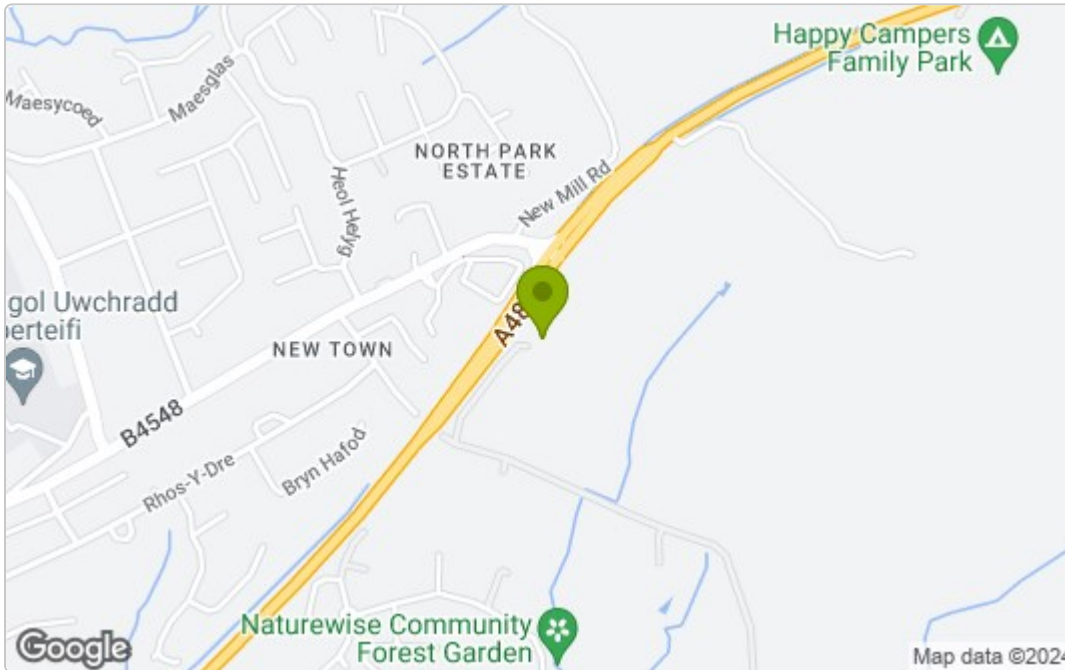


Floor 0 Building 1



Floor 1 Building 1

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			61
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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