

Houses For Sale In Wales

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or 01239 712762



*Where excellence is
our minimum standard.*



Primrose Cottage, Orchid Court Ferwig Cardigan, SA43 1RX

A delightful 2 bed holiday cottage in a quiet rural situation with lovely views to rear within a short drive to the National Trust beach at Mwnt and in very good order, briefly comprising an attractive lounge, kitchen / diner, on the 1st floor there are 2 bedrooms and a bathroom, electric heating and double glazing, lawned rear gardens. The property is currently used for holiday lets and would make an ideal investment. Please note; there is a restrictive holiday use covenant on this property which means it cannot be lived in from 10/01 til 28/02 inclusive each year.



- ❖ Delightful 2 Bed Cottage
- ❖ Used For Holiday Lets
- ❖ Short Drive To Mwnt Beach
- ❖ Quiet Rural Position

- ❖ UPVC Double Glazing
- ❖ Restricted Occupation
- ❖ Electric Heating
- ❖ Lovely Views To Rear.

£124,995



1 Cawdor Terrace, Newcastle Emlyn, Carmarthenshire SA38 9AS
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Description

Ferwig is located just outside Cardigan on the Gwbert road, close to an 18 hole championship golf course at Gwbert on Sea. Cardigan provides a wide range of educational, recreational and shopping facilities to include retail stores, banks and building societies, super stores, college, etc together with the historic castle and Theatre Mwldan Arts Complex. Other towns in the area include: Newcastle Emlyn, Fishguard, Haverfordwest, Aberaeron and Carmarthen, (which is probably the largest) providing a wider range of retailers and also access on to the dual carriageway which links to the M4.



Accommodation

Obscure leaded double-glazed UPVC door into:

Lounge *17' 2" x 14' 1" (5.24m x 4.28m) into alcove*

Feature brick fireplace and feature beam, electric fire set on tiled hearth, stairs to first floor, 2 UPVC leaded double-glazed windows to fore, leaded UPVC double-glazed French doors to rear leading out to patio area, electric heater, door through to:



Another View of Lounge



Kitchen / Diner *9' 6" x 15' 7" (2.90m x 4.75m) max*

Leaded UPVC double-glazed windows to front and rear, the rear giving splendid views across rolling countryside, a range of wall and base units with stainless steel sink/drain unit, tiled splash back, built in airing cupboard, electric oven and hob, electric heater (OVEN AND FRIDGE INCLUDED IN THE SALE)



Another View of Kitchen / Diner



First Floor



Bedroom 1 *10' 3" x 15' 1" (3.13m x 4.60m)*

Roof window and UPVC leaded double-glazed window to fore, electric heater.



Another View of Bedroom 1



Bathroom

Panelled bath with shower over with rail & curtain, low level WC, pedestal wash hand basin, UPVC leaded double-glazed window to fore, heated towel rail, extractor fan and loft access.



Bedroom 2 *16' 5" x 11' 10" (5m x 3.60m) max*

Two leaded UPVC double-glazed windows to front and rear, the rear again having tremendous views over open countryside, electric heater.



Another View of Bedroom 2



View From Bedroom 2



Externally

Set in a peaceful courtyard setting of six similar properties, the property enjoys an open plan aspect to the front whilst the rear has an enclosed lawned garden area with views across rolling hills. There is also a patio/barbecue area to the rear. Parking is at the entrance of the courtyard.



Rear Gardens



Rear View of Property



View of Other Houses



Communal Parking Area



Views and Rear Garden



Summer View of Property



Directions

Cardigan, proceed northwards on the A487 coast road into the village of Penyparc. Here you need to turn left for Mwnt (almost opposite the garage) . Continue along here for a mile and a quarter, start climbing the hill and Orchid Court is several hundred yards further along the road, on the left. The sign Orchid Court is on the driveway. Walk through from the end of the car park into court yard and Primrose Cottage is on the left.

General Information

View: By appointment with the Agents
 Services: We have not checked or tested any of the Services or Appliances
 Tenure: Leasehold
 Tax: Band

WE ARE ADVISED THAT ALL FITTED CARPETS AND CURTAINS ARE TO BE INCLUDED IN THE SALE BUT THAT NO APPLIANCES OR FURNITURE ARE INCLUDED IN THE SALE OF THE PROPERTY.

Please note: There is a restrictive covenant on this property which prevents 52 week a year occupation.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.



