



Rose Cottage, Eglwysrw Between Newport & Cardigan SA41 3UJ

A character 3 bed semi detached house with some nice features and situated between the popular coastal towns of Newport and Cardigan.....briefly comprising a bathroom, kitchen, lounge diner with a superb limestone floor and inglenook fireplace, on the first floor there are 3 bedrooms and a second bathroom. Outside there are lawned gardens and parking. There is an option, if required, to purchase up to 3 other properties in the vicinity, see other files (ideal for multiple families and or for letting income).



- ❖ 3 Bed Character Semi Det House
- ❖ Lovely Character Features
- ❖ Between Cardigan And Newport
- ❖ Option To Buy Up To 3 Other Properties

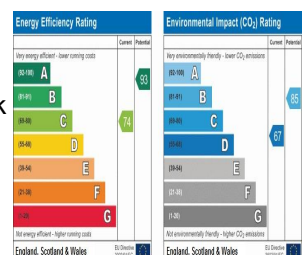
- ❖ Lawned Gardens And Parking
- ❖ Superb Natural Tiled Flooring And Inglenook
- ❖ Close To Coastal Resorts
- ❖ Energy Ratings: C

£185,000

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Rose Cottage



Accommodation

Entrance via timber glazed door into hallway with lovely tiled flooring, under-stairs storage cupboard, radiator, door into:

Bathroom

With double-glazed window to the front, fully tiled walls and floor, low level flush WC, pedestal wash hand basin, light/shaver socket, panelled bath with shower over, chrome towel radiator.

Kitchen *8' 2" x 12' 8" (2.50m x 3.85m)*

With double-glazed window to rear, a good range of wall and base units with sink/drain unit, "Zanussi" dishwasher, electric oven with ceramic hob & extractor over, space and plumbing for washing machine, radiator.



Lounge / Diner *11' 11" x 27' 11" (3.63m x 8.50m) into recess*

A superb room with feature wood-burning stove set in inglenook fireplace, 6 double-glazed windows to the front, side and rear providing plenty of natural light, stable-style door out to rear gardens, staircase to first floor.



Lovely Inglenook Fireplace



Dining Area



First Floor

Accessed via staircase in lounge/diner and giving access to landing area with doors off to:

Bedroom 1 *11' 7" x 10' 8" (3.53m x 3.25m) into recess*

With Velux roof window to rear and a second window to side, exposed floor boards, radiator.



Bedroom 2 *11' 7" x 8' 11" (3.53m x 2.73m) into recess*

With Velux roof window to the front and 2nd window to side, exposed floor boards, radiator.



Bathroom

With panelled bath, pedestal wash hand basin, light/shaver socket, low level flush WC, chrome towel radiator, exposed floor boards.



Bedroom 3 *8' 5" x 10' 11" (2.57m x 3.34m)*

With Velux roof window to rear, built-in wardrobes, radiator.



Externally

With shared gravelled courtyard to the front with allocated parking for this cottage. To the rear there is an enclosed garden for this cottage only, mainly laid to lawn.



Rose Cottage - Front View



Rose Cottage to the Right



Directions

From Cardigan, take the A487 Fishguard road. Continue until you reach the village of Eglwysrwr where The Plough & Cottages can be seen on the right-hand side, denoted by our For Sale Board

General Information

Viewings: Strictly via the agents, Houses For Sale in Wales.

Services: Mains electricity, mains drainage, mains water, oil-fired central heating,

Council Tax: Plough - F; Berry - C; Rose - C; Holly - C Pembrokeshire County Council

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

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.

Draft Details

THESE DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THEY ARE HAPPY WITH THESE DETAILS. PLEASE CHECK WITH OUR OFFICES THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING ANY DISTANCE.

Owner's Confirmation

I/We confirm that I/we have thoroughly checked the sales particulars produced by your agency, and I/we believe them to accurately describe the above property. I/We confirm that there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property. I/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your details can be updated.

Signed: Date:

