

RE/DT/71447/230719

DESCRIPTION

Situated on the outskirts of the village of Cenarth a solid detached house which does require some updating work, standing within a good sized garden area with plenty of off road parking and to include a studio which is ideal for holiday letting, Airbnb etc. In addition there is across the road, some 30 yards of valuable fishing on the river Teifi. The property stands in an elevated position and offers great potential and is ideal for those seeking a property just outside the village with income potential from the studio or that could also be used as ancillary/work/hobby accommodation to the property. Viewing is most highly recommended. EER G 13

SITUATION

The property is located within the village of Cenarth renowned for the Cenarth Falls and excellent fishing on the River Teifi. The village provides a range of facilities and amenities catering for most everyday needs with garage and stores, 2 pubs, primary schooling etc.. The A484 road links to the West Wales market towns of Cardigan and Newcastle Emlyn some 7 and 3 miles respectively whilst the town of Carmarthen with access onto the M4 motorway and rail link is approximately 20 miles away.

KITCHEN

12' x 10'3 (3.66m x 3.12m)
Fitted with a range of wall and base units, stainless steel sink unit, plumbing for washing machine, recess for showering, outside door, radiator, connecting door to:

INNER HALLWAY

Staircase to first floor, understairs storage cupboard, door to:

DINING ROOM

11'8 x 8'2 (3.56m x 2.49m)
Window, radiator, concealed fireplace, built-in airing cupboard.

LOUNGE

13'4 x 12'2 (4.06m x 3.71m)
Bay area which has been modified from a window now providing outside door, power points, radiator, window, open fireplace (not currently used).

WET ROOM

Suite comprising of WC, wash hand basin, window, extractor fan, large showering area with electric shower, part tiled walls, window.

FIRST FLOOR LANDING

Window to both sides, access to insulated loft, doors to:

BEDROOM ONE

13'4 x 12'3 (4.06m x 3.73m)
Two windows, power points.

BEDROOM TWO

12'4 x 7' (3.76m x 2.13m)
Window, power points.

BEDROOM THREE

8'10 x 7'4 (2.69m x 2.24m)
Window, power points.

BEDROOM FOUR

12'4 x 6'11 (3.76m x 2.11m)
Window, power points.

EXTERNALLY

Leading off the minor council road, access to private car parking for 3-4 cars (this area has been known to flood from the tributary which borders the side of the property), **3 GARDEN SHEDS** (not in great condition), an outside Worcester oil boiler heating domestic hot water and radiators. A pathway leads round the house with garden areas. Some of which have been left to grow wild. Across the road there is delightful riverside area with plenty of potential for decking or a

small shed just to amble the day away and to fish on the river Teifi.

STUDIO ANNEX

21'6 x 11'2 (6.55m x 3.40m)
Divided into a bedroom area, lounge area and kitchenette with separate shower room with WC and wash hand basin. This would make ideal Airbnb or ancillary accommodation to the property and potential income. The studio is classed as Band A for Council Tax purpose.

SERVICES

We are advised mains water, electricity are connected, private drainage.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that 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 on these details have not been tested.

DIRECTIONS

From Cardigan proceed on the A484 Cardigan to Carmarthen road and into the village of Cenarth. Proceed over the bridge for some 20 yards and turn immediately right signposted Boncath. Proceed for some 300 yards where there is a left hand bend with a minor road bearing right. Proceed down this minor road for some 15 yards or so and the property is seen on the left hand side.