

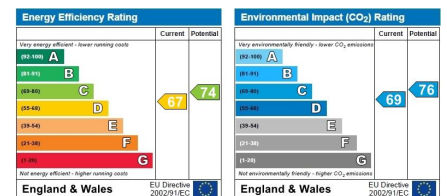
NEW  
INSTRUCTION



## Man Ar Afon, Cenarth, Newcastle Emlyn SA38 9JL

Offers in the region of £345,000

Riverside Setting  
Fabulous Modern Home  
Lovely Views Of Teifi River  
High Quality Property  
2 En-Suites & 3 Bedrooms  
EER - D



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**DD/RO/77144/240820**

## **DESCRIPTION**

A wonderful detached modern house located opposite the spectacular River Teifi within the popular and pretty village of Cenarth. The property boasts a unique and beautiful outlook of the river which is truly fabulous in itself, however the property also boasts first class high quality accommodation presented immaculately with 3 bedrooms, 2 en-suites, a family bathroom and ground floor shower room. The living spaces are provided by a lounge, kitchen/diner and large conservatory which all provide good space and plenty of natural light. There is ample off road parking to the rear plus a car port and garden areas surround the property with the main garden area found to the rear where it is sunny and lovely to sit out. Viewing of this fine home is simply a must.

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## **SITUATION**

The property is located within the popular village of Cenarth and is a well known place to live or visit due to the natural beauty of the River Teifi and its famous Salmon leaping falls. Within the village there are basic amenities to include places to eat and drink, petrol filling station and combined mini-market/shop, primary schooling and holiday park with health club and spa facilities. Within easy driving distance are the towns of Newcastle Emlyn and Cardigan, both with traditional shopping high streets and numerous independent retailers selling a variety of goods, plus schooling, restaurants, etc. The spectacular and much renowned North Pembrokeshire & Ceredigion coastlines are roughly 15-20 minutes drive away and have picturesque beaches and cliff top walks.

## **ENTRANCE PORCH**

5'5 x 5'1 (1.65m x 1.55m)

Enter via double glazed front door, double glazed window to side, tiled flooring, glazed oak double doors lead to:

## **HALLWAY**

21'11 x 7'1 (6.68m x 2.16m)

Stairs to first floor with built-in storage cupboard under, oak wooden flooring, glazed oak doors to:

## **LOUNGE**

21'11 x 10'10 (6.68m x 3.30m)

A triple aspect room with double glazed sash windows to front, side and rear providing views to the front over the River Teifi, wood burning stove set in fireplace with wooden beam mantle and slate hearth, oak flooring.

## **KITCHEN/DINER**

21'11 x 11'5 (6.68m x 3.48m)

Double glazed sash windows to front and rear enjoying river views, range of fitted wall and base units with worktops over, 1½ bowl single drainer sink, eye-level double oven, Bosch 4 ring gas hob with stainless steel extractor hood, integrated dishwasher, dresser unit with plate rack and display cupboards, space for dining table and chairs, recessed LED ceiling lights, tiled splash backs and flooring, double glazed French doors to:

## **CONSERVATORY**

13'10 x 13'7 (4.22m x 4.14m)

Double glazed windows, double glazed roof, tiled flooring, external French doors opening to rear garden.

## **UTILITY ROOM**

10'1 x 6'1 (3.07m x 1.85m)

Double glazed sash window to side, fitted wall and base units with worktops over, space for tumble dryer, plumbing for washing machine, built-in cupboard with hot water cylinder, tiled splash backs and flooring, radiator, double glazed external door to side, door to:

## **SHOWER ROOM**

Frosted double glazed sash window to side, comprising WC, pedestal wash hand basin, mains shower cubicle with sliding door, part tiled walls, heated towel radiator, tiled flooring.

## **FIRST FLOOR LANDING**

16'4 x 7'1 (4.98m x 2.16m)

Double glazed sash window to rear, spindle balustrade, access to loft with pull down ladder, radiator, doors to:

## **BEDROOM ONE**

12'5 x 10'10 (3.78m x 3.30m)

Double glazed sash window to front enjoying river views, radiator, door to:

## **EN-SUITE**

7'2 x 5'4 (2.18m x 1.63m)

Double glazed sash window to front enjoying river views, comprising a large shower cubicle, WC, wash hand basin set in vanity storage unit, tiled surround mirror, heated towel radiator, part tiled walls, tiled flooring.

## **BEDROOM TWO**

11'5 x 9'10 (3.48m x 3.00m)

Dual aspect with double glazed sash windows to front and side enjoying the river views, built-in double wardrobe, radiator, door to:

## **EN-SUITE**

11'8 x 5'4 (3.56m x 1.63m)

Comprising shower cubicle, wash hand basin, WC set in vanity storage unit, tiled surround mirror, heated towel radiator, part tiled walls, tiled flooring.

## **BEDROOM THREE**

10'10 x 9'2 (3.30m x 2.79m)

Double glazed sash window to rear, radiator.

## **BATHROOM**

8'8 x 7'10 (2.64m x 2.39m)

Frosted double glazed window to rear, comprising bath with shower over, WC, wash hand basin in vanity storage cupboard, tiled surround mirror, heated towel radiator, part tiled walls, tiled flooring,

## **EXTERNALLY**

The property is set in a slightly elevated position with pedestrian stepped entrance to the front or a shared hard standing driveway to the side leading to rear parking area where parking for 3-4 vehicles is available. There are low maintenance gardens surrounding the property with the rear side and front gardens laid mainly to hard standing with gated access leading to the rear and far side which enjoy a lush lawn and colourful flower borders. There is also a useful **TIMBER SHED** and **ADJOINING CAR PORT** to the rear for storage parking.

## **SERVICES**

We are advised mains water, electricity and drainage are connected. Oil fired central heating. LPG gas bottle connection. There are solar panels on the roof providing extra efficient water heating.

## **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, travel on the A484 Cardigan to Newcastle Emlyn road for around 6 miles until reaching the village of Cenarth. Proceed through the village and pass over the iconic stone bridge. Turn right just after the post office and opposite the picnic/riverside area you will see the property on the left hand side identified by our John Francis For Sale sign.