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Property & Estates



**Tawelfan**  
**Cardigan, Ceredigion SA43 1PR**

**Offers in the region of £309,000**

Coast are delighted to present this spacious detached three bedroom property in a truly magnificent location, with the most amazing sea views, at Gwbert-on-Sea.

This property has been designed with comfort and luxury in mind, with all of the bedrooms having their own en-suite, spacious living rooms which take full advantage of the amazing views, underfloor heating on the ground floor, and radiators on the first floor.

All of the downstairs rooms have extra wide doorways for ease of wheelchair access, and the downstairs shower cubicle is extra large.

It is situated in the seaside village of Gwbert, which boasts the Cliff Hotel with spa, Cardigan Island and Cardigan Golf Club. The town of Cardigan with its shops, newly refurbished Cardigan Castle, excellent range of shops and its famous market.

### Entrance Hall

24'3" x 4'05" (7.39m x 1.35m )



Wooden double glazed door leading into entrance hallway, tiled flooring, understairs storage cupboard, underfloor heating.

### Lounge

21'10" x 11'02" (6.65m x 3.40m )

Carpeted flooring, wooden French doors leading out onto a decked balcony with fabulous sea and countryside views. Insert fireplace with real fire, marble hearth and surround. 1 double glazed wooden window to the side, insert ceiling spotlights and two ceiling pendant lights.

### Kitchen/dining

21'09" x 10'09" (6.63m x 3.28m )



Dining area: tiled flooring, double glazed French doors to decked balcony with the amazing sea and countryside views. 3 ceiling spotlights.

Kitchen area: tiled flooring, a range of base and wall units, with worktops and tiled splash backs, stainless steel single drainer sink, space for dishwasher, integral Hotpoint cooker and inset hob with extractor fan over. Double glazed window to rear, half glazed door into utility room.

### Utility room

7'8" x 6'10" (2.34m x 2.08m )

Tiled flooring, stainless steel sink with cupboard under, worktops, space for washer/drier, fridge, tall cupboard and wall cupboard storage, double glazed window to side, and double glazed half glazed door to side patio area.

### Rear Hallway

L shaped hallway with tiled flooring.

### Cloakroom

Tiled flooring, obscure double glazed window to side, pedestal wash hand basin, low level wc, extractor fan.

### Master bedroom

18'05" (into bay window) x 10'6" (5.61m (into bay window) x 3.20m )



Carpet flooring, bay window - double glazed to side, door to en suite.

### En-suite

6'8" x 6'4" (2.03m x 1.93m )

Fully tiled walls, tiled flooring, modern pedestal wash hand basin, with mixer tap and light over, separate shaver point, pedestal wc, separate extra large shower cubicle, obscure window to side and extractor fan.

### Stairs and Landing area

Wooden stairway to landing area with velux window to front and radiator.

### Bedroom 2

13'11" x 12' 1" (l shaped 19'1" into l) (4.24m x 3.66m 0.30m (l shaped 5.82m into l))



Wooden flooring, built in wardrobe with vanity unit and drawers, under eaves storage which is large and is boarded for ease of access and storage, double glazed window to front taking full advantage of the fabulous views.

### En suite bathroom

8'10" x 5'8" (2.69m x 1.73m )

Tiled flooring, part tiled walls, sloping ceilings, panelled bath with shower over and glass shower door, pedestal wash hand basin, low level wc, heated towel rail, velux window to rear.

### Bedroom 3

12'11" x 8'5" (3.94m x 2.57m )

Wooden flooring, double glazed window to front, taking full advantage of the fabulous sea and countryside views, radiator , sloping ceiling, door leading to en suite.

### En suite bathroom

8'4" x 5'8" (2.54m x 1.73m )

Tiled flooring and half tiled walls, sloping ceiling, velux window to rear, pedestal wash hand basin with shaving point with light, low level wc, panelled bath, heated towel rail, extractor fan, access to eaves with storage space, loft housing central heating boiler.

### Exterior



Detached garage, 21'10" x 11'7" with light and power with outside lighting. The property has off road parking. To the side is a paved patio area, with pathways around, and a decked balcony to the front taking full advantage of the views over Cardigan Bay and the popular Poppit Sands.

### Views



The views from the property are exceptional, with uninterrupted and secure views over Cardigan Bay and to the left, Poppit Sands, also Cardigan Island.

### Loft

The loft has been boarded and is an excellent large extra storage space.

