





01239 615915 www.westwalesproperties.co.uk





VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C' Ceredigion

ref: LW/AMS/10/25/OK

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. 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. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore 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

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

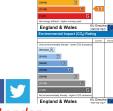
41 High Street, Cardigan, Ceredigion, SA43 1JG EMAIL: cardigan@westwalesproperties.co.uk

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Tysaith Tresaith, Cardigan, SA43 2JG

- Semi Detached House
- Popular Coastal Location
- Lots of Potential
- Off Road Parking
- Electric Heating

- Three Storey
- Three Bedrooms
- Garden To Rear
- Coming Soon to Auction
- EPC Rating: TBC



Auction Guide £100,000

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The Agent that goes the Extra Mile

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COMING SOON TO AUCTION

A semi-detached property located in the sought-after coastal village of Tresaith, within walking distance of its beautiful beach and scenic coastal path. Offering fantastic potential, this three storey, split-level home is in need of renovation but has the potential to make a great family home or an is ideal investment / holiday home.

Upon entering the property, you step into a hallway with a staircase leading both up and down. On the first floor, you'll find a kitchen with views to the front of the property, and a living room featuring two windows that allow plenty of natural light in.

A further staircase leads to the second floor, which comprises two bedrooms. One of the bedrooms benefits from an adjoining W/C, offering the opportunity to create an en-suite shower room.

From the entrance hall, stairs also lead down to the lower ground floor. Here, a hallway that could serve as a utility room provides access out to the side of the property. This level also includes a double bedroom with sliding glazed doors opening out to the rear garden, and an additional room ideal for use as a study or home office. The property benefits from having fibre optic broadband connected.

Externally there is off-road parking for approximately two vehicles to the front. The rear garden is accessible via steps to the side or through doors on the lower ground floor. The garden needs clearing and landscaping but holds excellent potential to become a great spot to sit and relax.

The sea side village of Tresaith can be found 8 miles north of Cardigan town, 1.7 miles north of Aberporth, 2.1 miles south of the National Trust beach of Penbryn and 4.7 miles south of the ever popular village of Llangrannog. Tresaith offers something for everyone with its blue flag beach, the Ceredigion Costal Path, regular sailing events through the summer not to mention its beautiful sandy beach, cafe, shop and The Ship Inn pub. Cardigan Town is only 8 miles away offering a range of amenities

DIRECTIONS

From Cardigan, take the A487 to Gogerddan, turn left on to the B4333. As you enter Aberporth take the first right on to the Tresaith Road. Continue along this road for approx 1.1 miles and then turn right, continue along the road for a short distance and you will see a turning right into four properties. Tysaith is located at the end. What 3 Words Reference - voltages.tripled.quietest



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

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