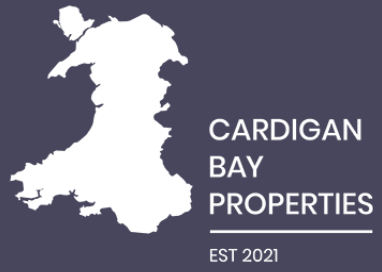




3
CARDIGAN BAY
PROPERTIES
www.cardiganbayproperties.co.uk
FOR SALE
AR WERTH
01239 562 500

3, Ravenscroft, Cardigan, SA43 2JG

Offers in the region of £515,000





3, Ravenscroft, Tresaith, SA43 2JG

- 4 bed detached house
- 2 en-suites, a WC, & a family bathroom
- Approx 0.22 acre corner plot
- Walking distance to Tresaith beach
- Underfloor heating on ground floor living areas
- Solid wood flooring on most of ground floor
- Ample off road parking front and side
- Exclusive Cul-De-Sac of 5 properties
- 15 minutes drive to Cardigan town
- Energy rating: C

About The Property

A beautiful, spacious executive-style home set within an exclusive cul-de-sac of 5 properties sitting within around 0.22 acres of grounds, all within walking distance to the stunning, popular beach of Tresaith on the west Wales coast in Cardigan Bay. This elegant and stylish property offers the very best of coastal living, occupying a corner plot which offers space, ample off-road parking, and a lovely setting. Tresaith benefits from a lovely village pub, a sailing club, and is famed for its pretty and spectacular waterfall carving its way through the cliff into the sea. Close by is Aberporth, another coastal village with many amenities to offer, and the popular market town of Cardigan is only a 15 min drive away.

The property is accessed via the front door, under a canopied entrance, into the main hallway. The majority of the ground floor is original solid wood flooring and benefits from underfloor heating. Each room is generous in size offering very comfortable living space throughout. There are doors from the entrance hall leading to; the ground floor WC, with a cupboard housing the underfloor heating manifolds; doors to the kitchen and the living room.

The kitchen is fitted with modern wall and base units with a worktop over, a corner electric hob with extractor over, an eye-level electric oven and microwave oven, a built-in fridge, an integrated dishwasher and stone effect 1.5 sink drainer. A door leads out to the rear garden and also to the utility. The utility has matching base and wall units, sink drainer, space and plumbing for a washing machine, and door with steps down into the integral garage. The garage has up and over door to the front and houses the oil fired boiler.

Back in the hall, another door leads into the living room. This is a spacious room offering lots of natural light and is open plan into the dining room. There are stairs to the first floor (with storage under) and double doors to the attached conservatory.

Offers in the region of £515,000



Details Continued:

The conservatory faces the front of the property and has a door out to the front of the house. From the living room is an open archway into the dining room (which is also accessible from the kitchen) and a door leads from here into the rear sitting room/office/study.

This room has double doors out to the side and rear gardens and could be an ideal space for home working.

On the first floor, there is a generous landing area, with ample space for seating or workspace for kids if desired. Doors lead off to four double bedrooms, two of which have en-suite shower/bathrooms. There is also a separate family bathroom. Three of the bedrooms have built-in wardrobes.

Externally:
The property is approached from a country lane, up into a cul-de-sac and is found at the top left-hand corner. The driveway is

block-paved and offers ample parking to the front and down the side for several vehicles (including a motorhome or touring caravan if needed). The driveway carries on to the integral garage, and the steps and ramp lead to the canopied entrance of the property. From the front, the paths turn to gravel and lead around to the rear of the property. The front is bordered by mature hedges and pretty, brick-built flower borders. The far side is mainly gravelled offering a very good space for outside dining, the addition of a patio space if desired, and is again bounded by mature hedges and flower borders. Semi-circle steps lead from this area up to the top rear garden, which is mainly lawn, with hedging and mature trees, and offers lovely views back down over the property and down the valley to the coast. Back down behind the house the gravelled paths continue to the back door (out of the kitchen), the oil tank, and on round to the front of the house.

This is a truly beautiful property, in a lovely location close to the coast, and viewing is essential. Please also watch the full walk-through video tour to fully appreciate all that is on offer.

Entrance Hall
9'2" x 10'10"

WC
6'11" x 4'7" plus cupboard

Kitchen
13'7" x 15'10"

Utility Room
5'1" x 11'2"

Garage
16'10" x 11'2"

Living Room
21'6" x 14'9"

Conservatory
7'2" x 7'10"

Dining Room
9'9" x 14'10"

Sitting Room / Office
8'1" x 14'10"

Landing
31'0" x 6'5" max - staggered

Bedroom 1
9'8" x 14'10"

Bedroom 2
14'6" x 9'4" max

Bedroom 3
14'11" x 14'8" max

En-suite
3'10" x 8'4"





Bathroom

11'7" x 5'11"

Bedroom 4

17'2" x 11'2" max

En-suite

5'6" x 11'1"

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: G, Ceredigion County Council

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 in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage.

BROADBAND: Ultrafast available - Max download speed - 1000 Mbps Max upload speed - 220 Mbps **PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -** <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

RESTRICTIONS& COVENANTS: The following covenants apply to this property : you are not permitted to run any trade or business or manufacture from the property, not to be a nuisance or grow anything that would cause damage, not to change the colors of the window frames, not to obstruct others on the road, not allow the fence to fall into disrepair, not to hang washing in the front garden, not to keep animals/livestock save for domestic dogs and cats. Each property would have to contribute one-fifth share for maintenance for the private access road and any mains water and drainage pipes that may run under it

VIEWING INFORMATION: Situated on a small exclusive cul-de-sac of 5 properties,, please read the restrictions above. There is a small electric transformer in the garden (seen in main photo).

HW/HW/04/23/OK















Head out of Cardigan along the A487 northwards until you reach the village of Tanygroes. Carry on through the village and as you leave you will see a small left-hand turning. Turn down this road, heading for Tresaith. Carry on all the way down the hill until you almost get to the end of the lane. You will see a small exclusive cul-de-sac of "Ravenscroft" on the right-hand side, turn right into here and the property is third on the left-hand side.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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EST 2021