



The Old Post Office,, Blaenannerch, Cardigan, SA43 2AL

Offers in the region of £395,000

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CARDIGAN
BAY
PROPERTIES

EST 2021



The Old Post Office,, Blaenannerch, SA43 2AL

- 4 Bedroom detached house with 1 bedroom annex
- Coastal location
- Character features
- Off road parking and integral garage
- Rear private garden
- Beautiful views from annex conservatory & lounge
- 2.6 miles from the beach at Aberporth
- 4.5 miles north of the market town of Cardigan
- Popular Blaennanerch village location
- EPC Rating : E

About The Property

This charming, versatile home has 4 bedrooms and a 1-bedroom annex, located in the village of Blaenannerch is situated 4.5 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth and the beautiful Cardigan Bay coastline.

You approach the property via the front porch and into the entrance hallway with original tiled flooring and an opening leading into the dining room with a feature fireplace, and through to the traditional yet modern kitchen with a range of base and wall units, eye-level electric double oven, induction hob with extractor fan over, space for a fridge/freezer, a sink and drainer with a window above overlooking the rear garden beyond. From the hallway, there are stairs to the first floor, a w/c with a wash hand basin. The main spacious lounge, with a feature fireplace. There is a pantry with a door to the garage, an additional utility room with a lovely exposed stone wall feature, and a range of base units with space and plumbing for a washing machine, this leads to an inner hallway leading to a door to the rear garden. There is also further access to the additional annex.

On the first floor there is a split-level landing, to the right is the family bathroom with a bath, shower, wash hand basin, and an airing cupboard, next to the bathroom is a separate w/c and wash hand basin. To the other side of the split-level stairs is the landing and 4 double bedrooms, one being the master bedroom with a separate en-suite with an electric shower, w/c, and wash hand basin, and all bedrooms benefit from large feature arched windows. From the landing, there is also access to a boarded loft which offers the potential to convert (subject to the necessary planning consents).

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Annex

You can access the annex from the inner hallway on the ground floor a door, or the external door from the annex kitchen. The annex comprises; on the ground floor, hallway, bedroom with fitted wardrobe and bathroom, with w/c bath with shower over and wash hand basin. a fitted kitchen, with a range of base and wall units, a free-standing electric oven, space and plumbing for a washing machine and space for a fridge/freezer, with a door to the side parking area. Stairs lead upto the first floor from the annex hallway to a lounge with beautiful picture window and conservatory, both offering a perfect place to sit and enjoy views of the garden and countryside, including a view of the small airport to the rear and distant views of the Preseli mountains to the side.

Externally

There is off-road parking to the front of the property which leads to the attached garage with power and light supply. Gates at either side of the property lead to further off-road parking and to the rear garden. It is mainly lawn and has a variety of mature shrubs, trees with a beautiful Eucalyptus tree taking center stage, and flowers and a seating/patio area to the front the garden offers a perfect place to sit and enjoy views of the garden and countryside.

An ideal home for multifamily occupancy or income potential, with a private rear garden and off-road parking for several vehicles and an integral garage.

Porch

6'2" x 4'8" (maximum) (1.89m x 1.44m (maximum))

Entrance Hallway

22'5" x 6'1" (6.84m x 1.86m)



Kitchen/Dining Room
6.51m x 3.84m (maximum)

Lounge
12'5" x 18'7" (3.80m x 5.67m)

W/C
2'11" x 9'1" (0.89m x 2.79m)

Pantry
10'9" x 5'3" (3.28m x 1.62m)

Utility Room
7'11" x 9'4" (2.43m x 2.86m)

Inner Hallway
3'9" x 5'2" (1.16m x 1.60m)

Rear Porch
4'8" x 2'11" (1.43m x 0.91m)

Landing
18'8" x 6'0" (maximum) (5.69m x 1.83m (maximum))

Bathroom
7'6" x 9'8" (maximum) (2.31m x 2.97m (maximum))

W/C
5'3" x 2'6" (1.61m x 0.78m)

Master Bedroom
12'10" x 11'1" (3.93m x 3.38m)

En-Suite
6'0" x 6'7" (1.84m x 2.02m)

Bedroom 2
12'9" x 9'10" (3.91m x 3.01m)

Bedroom 3
11'4" x 13'9" (3.47m x 4.20m)

Bedroom 4
11'3" x 9'10" (3.45m x 3.02m)

Annex

Annex-Hallway
9'1" x 5'8" (maximum) (2.78m x 1.73m (maximum))

Annex-Bedroom
11'8" x 9'2" (maximum) (3.56m x 2.80m (maximum))

Annex-Bathroom
9'5" x 5'1" (2.88m x 1.57m)

Annex-Kitchen
9'1" x 10'9" (2.79m x 3.28m)

Annex-Lounge
13'3" x 17'10" (4.04m x 5.44m)

Annex-Conservatory
10'2" x 17'8" (3.12m x 5.40m)

Garage
11'8" x 27'7" (3.58m x 8.41m)

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: - G Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - 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](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: 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](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there is a covenant in place to ensure livestock proof boundary with the airfield.

RIGHTS & EASEMENTS: The seller has advised that there is an access covenant with the bungalow next door for repairs if required,

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are two buildings being erected in the airport behind the church which will not be seen by this property.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on

this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Located off the main A478 Coastal Road & Aberporth small light aircraft and drone Airport (The runway is located to the rear of the property). The owner has advised there is an access covenant with the bungalow next door for repairs if required (with the owners consent). And the rear and left boundary needs to be stock proof fencing. We are advised that this property benefits from private drainage. there is a layby located to the front of the property

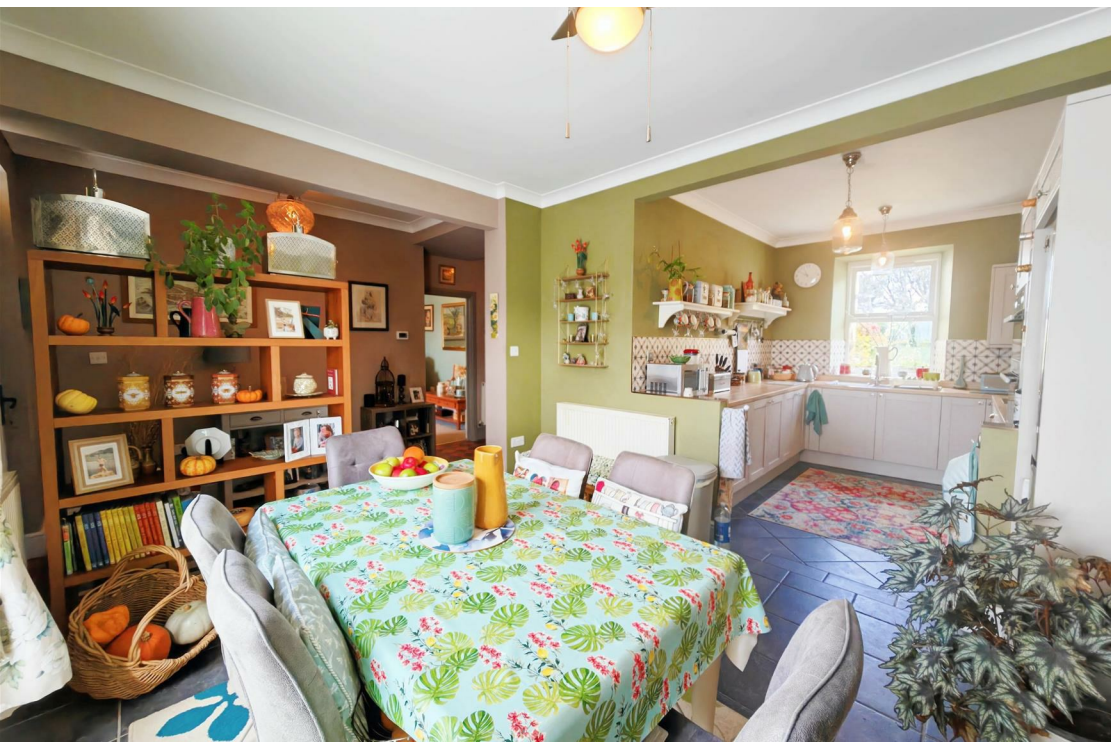
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/04/23/TR/OK





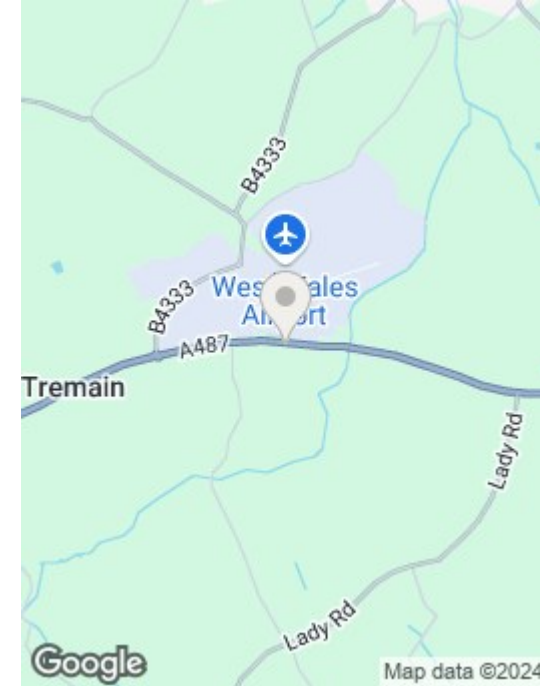
Directions

Head out of Cardigan northwards along the A487 past the village of Penparc and Tremain. When you get to the mini roundabout, continue straight across, and pass the garage on your right-hand side. The property is located on your left just past the bus stop and is denoted by our for sale board.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@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.

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