



 **CARDIGAN BAY PROPERTIES**
EST 2021

Plas y Ddraig, Llandysul, SA44 6AU
Offers in the region of £575,000

 **5**  **3**  **3**  **C**



Plas y Ddraig, Pontgarreg, SA44 6AU

- 5 bed detached, executive style home
- Spacious living space
- Sitting within 0.30 acre grounds
- Ample off road garden to front and rear
- 13 miles to Cardigan Town
- Garage with planning to convert to 2 bed holiday let
- Underfloor heating on ground and first floor
- Set over three floors
- 1.8 Miles to Llangrannog Beach and coast
- Energy Rating: C

About The Property

A stunning, modern detached house, with a detached triple garage, with planning permission to convert into a 2 bedroom holiday let, sitting on three floors & set within a generous size plot of around 0.30 acres with ample off-road parking to the front and driveway up to the detached garage with further off road parking space. All set in the picturesque coastal village of Pontgarreg, only 1.8 miles from the ever-popular coastal village of Llangrannog, with its sandy coves and cosy village pubs, cafes, village shop and all within each reach of the Ceredigion Coastal Path in this very popular part of Cardigan Bay in West Wales. The market town of Cardigan is only 11 miles away with all the amenities of a larger town.

This is a grand property, with spacious rooms and offers excellent living space with underfloor heating on the ground and the first floor (radiators on the top floor). Access to the property is via a ramp or step frontage into a porch with a pretty stained glass door and windows, space for boots, shoes & coats, and doors leading into the entrance hall. This is a lovely statement room with engineered oak flooring, stairs to the first floor with a galleried landing, and doors off to the following rooms; a generous lounge, with patio doors to the rear garden and patio, windows front and side offering lots of natural light, and ample wall space for your TV and entertainment needs; a study (currently being used as a treatment room) which could be used as a bedroom, with engineered oak flooring and half-panelled effect walls; a ground floor WC, with vanity wash hand basin; a cupboard housing the underfloor heating manifolds; and the beautiful kitchen/breakfast room. This room has tiled flooring, the kitchen area has beautifully fitted matching wall and base units with granite worktop over, under plinth lighting, a built-in dishwasher, a Rangemaster range with 5 ring gas hob and a double electric oven, with extractor over and a ceramic sink.

Offers in the region of £575,000



Details continued:

The breakfast area has enough room for at least a 6-person table so that the whole family can enjoy a meal together. From here doors lead to the dining room, currently used as a home office; a lovely sun/garden room with windows all around offering lots of natural light, and patio doors out to the rear garden and rear and front patio; and the utility room with matching base and wall units, space and plumbing for a washing machine, space for a tumble dryer, door out to the rear of the property, the oil-fired boiler and hot water tank, and all the thermal solar panel controls.

On the first floor is a spacious galleried landing with space for a seating

area/home office with windows overlooking the front of the property and the open countryside down towards the coast. Doors lead off to three double bedrooms, all with lovely views to the front or rear of the property; a useful room with storage space and stairs up to the second floor; the family bathroom, with tiled walls and floor, freestanding bath with floor lights, a WC, wash hand basin, and a corner double shower; a fourth bedroom which is a single and currently used as the laundry room with a built-in wardrobe; and the master bedroom with windows to the front with beautiful countryside views, a walk-in dressing room with built-in wardrobes and dressing tables, and the en-suite,

with twin wash hand basins, WC and a walk-in double shower with floor lights.

On the second floor, is the games room. This room in the attic space is large enough to be an ideal teenager's space, with enough room for a bedroom area and relaxation zone, or to be a games room for all the family to enjoy. It currently houses a full-size pool table which the owner advised could be sold with the property.

Externally:

The property is approached off a country road onto its own driveway through a pillared entrance with a wall surround. The driveway goes up to the front of the property with ample parking for 3/4 vehicles to the front. To one side is an ornamental stone with gravel surround, on the other side is a lawn area with a raised flower bed to one boundary side. Paths lead to the front door via steps and a ramp, with the paths continuing around the far side of the property to a patio area in front of the sunroom, and continues round to the rear. The driveway carries on up the other side of the property, up to the detached garage. There is again ample space here for parking several vehicles, including a touring caravan or motor home. The detached garage is large enough to house 2/3 cars and has a WC on the ground level and stairs up to the first floor which is currently all open with a Velux window installed. It has planning permission to convert into a 2-bedroom holiday let cottage (planning ref A211042), with ample space to give this conversion its own outside garden space and ample parking, which would give the new owners the ability to convert and earn some income while living in a superb property.

To the rear of the house is a good-sized patio area, with a garden shed and steps leading up to the lawn. This is another generous-sized space with fenced and wall boundaries and is a lovely space for the family to enjoy and is a blank canvas ready to be landscaped and planted with flowers, plants and shrubs if desired.

This really is a dream home and needs to be viewed to fully appreciate it.

Porch

10'11" x 6'3"

Entrance Hall

24'9" x 15'6" max, I shaped

Lounge

27'0" x 14'7"

Study / reception room

11'3" x 8'8"

W/C

5'8" x 5'5"

Store Cupboard

1'10" x 4'5"

Kitchen / Breakfast room

27'1" x 14'7"

Dining room / Reception room 2

11'8" x 12'11"

Sunroom

14'0" x 9'8"

Utility Room

11'4" x 15'3" max

Landing

22'2" x 20'1" max

Bedroom 1

11'8" x 14'6"





Bedroom 2
14'7" x 14'11"

Store / Stairs to second floor
5'8" x 11'4"

Family Bathroom
11'3" x 9'0"

Bedroom 3
11'8" x 13'0"

Bedroom 4
8'8" x 11'4" max

Bedroom 5 (Master)
16'11" x 14'7"

En-suite
6'11" x 9'7"

Dressing Room
9'7" x 5'2" plus wardrobes

Games Room
12'11" x 27'3" max

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 private 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
VIEWING INFORMATION: The property is of timber frame construction. There is a public footpath on the neighbouring property's driveway which runs behind this property's left-hand side boundary hedge. The garage has planning on it to convert to a 2 bed holiday let (Planning app no A211042) granted in October 2021, building needs to commence no later than 5 years from that date.

TR/HW/04/23/OK















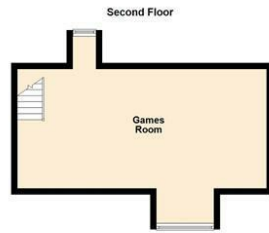
From Cardigan, head northwards along the A487 until you reach the village of Brynhoffnant. In the village, turn left onto the B4334 heading towards Llangrannog. Drive for about a mile and go down the hill. About halfway down you will come to a crossroads, turn right here heading for Pontgarreg and the Urdd Centre. Carry on along this road until you reach the village sign for Pontgarreg. Carry on following the road for about a mile dropping down into the main part of the village, you will see a stone wall on the left, and this property is on the right-hand side, just before a farm track with a public footpath sign on it. What3Words
///confined.tilts.topmost

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.





*This floor plan has been designed as a visual aid to identify room names and positions within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using Planity.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	81
	EU Directive 2002/91/EC	

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

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