



 CARDIGAN BAY PROPERTIES
EST 2021

Tresu Aur, Cardigan, SA43 1SA
Offers in the region of £795,000

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Tresu Aur, Penparc, SA43 1SA

- Impressive, generous sized 4 bed detached house
- Ground floor bedroom and shower room
- Detached workshop (ideal extra living potential, stpp)
- Gated entrance off private road
- 2.8 miles to Cardigan Town
- Spacious lounge & kitchen/diner
- Sitting in around 0.71 acres of landscaped grounds
- Beautiful countryside views all round
- 10 minute drive to Mwnt Beach and coastal path
- Energy Rating: C

About The Property

A deceptively spacious & stunning property located on the edge of the picturesque village of Penparc, Cardigan. This detached house boasts privacy, a spacious lounge & kitchen/diner, 4 generous sized bedrooms, and 2 bathrooms, providing ample space for comfortable living. As well as the space and grandeur of the house, the other standout features of this property is the separate self-contained unit, currently utilized as a workshop but with the potential to be a home office, or converted into an annex, (STPP). This versatile space offers endless possibilities for customization to suit your needs. The modern open-plan kitchen diner is perfect for hosting family gatherings or entertaining guests. The generous room sizes throughout the property ensure a sense of spaciousness and freedom.

Penparc benefits from two petrol filling stations, both of which offer all basic groceries etc, and a primary school to the north of the village and is on a bus route. Only a short drive away is the bustling and ever-popular market town of Cardigan, with its many amenities such as supermarkets, shops, cafes, restaurants, schools etc. The village is only a short drive to the beautiful beach of Mwnt and coastline of Cardigan Bay in this stunning part of west Wales.

Access is through a canopied entrance into the entrance hall with vaulted ceiling, stairs to the first floor, and doors to the lounge, kitchen and ground floor bedroom. Two steps down lead to the generous sized lounge with a remote-controlled gas fire on a granite hearth with sandstone surround, sliding patio doors to the side patio, and double doors to the kitchen diner.

The kitchen/diner is another spacious room, with a modern fitted kitchen with matching island, ample storage space, fitted appliances, a Rangemaster 5 ring gas oven and hob with extractor over, ceramic sink with drainer and a step up to the dining area.

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Details Continued:

This has ample space for an 8-seater dining table, and a seating area, with double patio doors out to the rear patio and garden. From the kitchen a door leads to the utility room.

The utility room has fitted units, sink with drainer, door to the rear garden, the oil fired boiler for the hot water and central heating, space and plumbing for a washing machine, a door into the ground floor shower room, and a door into the ground floor bedroom. The shower room has a toilet, vanity wash hand unit and a double shower. The bedroom has doors to both the hallway and the utility room.

On the first floor is a grand galleried landing area with ample space for a home office, or seating area, and doors leading off to three substantial king sized bedrooms, one with

built in wardrobes and all three benefitting from stunning, far reaching countryside and hill views. The family bathroom has a corner bath, toilet, wash hand basin, double shower and an airing cupboard.

The Workshop

This is a useful and versatile building, currently used as a workshop and is divided into the main room with a wood burning stove, some kitchen units down one side with work top over, a sink with drainer, space for an oven if needed, pull down steps up to the attic (offering more storage), a door and French doors out to the side of the property, a door leading to a smaller room (which houses the oil fired boiler for central heating) and another room. This room has a door out to the other side of the property, and a door into a small utility area with a sink and some kitchen style units, and a door into a WC. This whole

building lends itself well as a workshop, home office, overflow accommodation, or, subject to obtaining the necessary planning permissions for change of use, to be converted into a separate living accommodation for a family member or used for income potential as a holiday let property.

Externally:

Approached off a county lane, onto a private road. Step outside to enjoy the spacious, landscaped grounds offering breath-taking countryside views. Parking will never be an issue with space for up to 6 vehicles, and the gated entrance off a private driveway adds an extra layer of security and exclusivity to the property. To the front is a mix of lawn and driveway, with paths leading down the far side of the property to a pretty patio area. The other side has a block paved drive which leads to the rear garden and the detached workshop. Wooden gates give access to the enclosed rear garden, which is a mix of lawn, mature hedging, fruit trees, shrubs and flower borders and perimeter fencing. The patio outside the rear of the house is the perfect spot for outside dining and entertaining.

The enclosed vegetable plot with a greenhouse provides the opportunity for those with a green thumb to indulge in gardening and enjoy the fruits of their labour. While the pretty summer house at the bottom of the garden is the perfect space to sit and relax after tending to the garden.

Outside the workshop is an enclosed garden area planted with an array of soft fruit bushes, and there is a useful storage container tucked behind this garden space, perfect for use as a garden shed, or further workshop.

Overall, this property in Penparc, Cardigan, presents a unique opportunity to own a home with character, space, and potential. Don't miss out on the chance to make this your dream residence in the heart of the countryside.

Entrance Hall
12'5" x 12'5"

Lounge
28'2" x 16'0"

Kitchen/Diner
28'2" x 20'6"

Utility Room
12'5" x 11'11"

Shower Room
12'2" x 8'0"

Bedroom 1
16'5" x 12'3"

Galleried Landing
21'8" x 15'5" max

Bedroom 2
24'10" x 12'2"

Bedroom 3
28'2" x 16'0"

Bedroom 4
19'7" x 20'6"

Bathroom
13'3" x 11'4"

Workshop

Main Room
26'0" x 21'0"

Room 1
10'0" x 10'4"

Room 2
15'6" x 10'4"

Utility Area
4'10" x 5'1"

WC
5'1" x 5'0"

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

COUNCIL TAX BAND: F - Ceredigion County Council
TENURE: FREEHOLD





PARKING: Off-Road 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 - Standard - up to 24 Mbps Download, up to 1 Mbps upload. Satellite, Wireless or Mobile Internet also available in the area. - 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 are none that they are aware of.

RIGHTS & EASEMENTS: The property is accessed up a shared private driveway, with shared costs of maintenance split between the two properties.

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 no applications in the immediate area that they are aware of.

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. The property is near to Cardigan Sand and Gravel - Established in 1959, Cardigan Sand & Gravel supplies a wide range of washed, graded, land-won sands to the construction, sportsfield and equine industries.

VIEWINGS: By appointment only.

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.

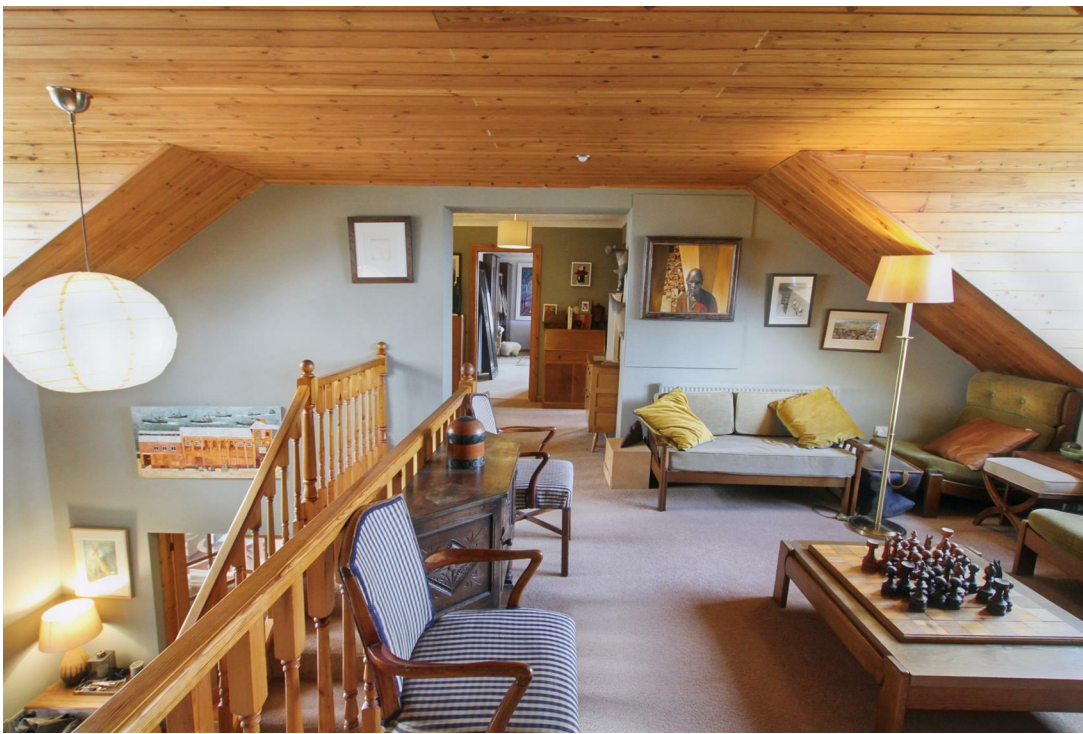
MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank 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.

HW/HW/22/04/24/OK















DIRECTIONS:

From Cardigan head northwards along the A487 until you reach the village of Penparc. Take the first left and follow this road to the end. Take a left heading towards Mwnt. Just after where the road narrows you will see a turning to the left for a private road leading to some properties, take this and this property is the first property on the left up this lane. What3words - to start of driveway -

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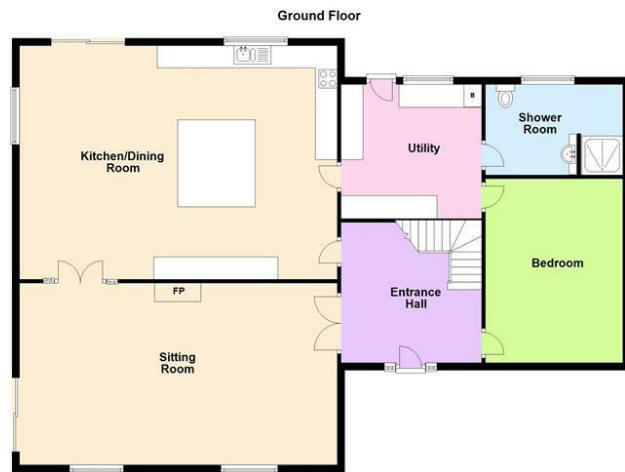
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INFORMATION ABOUT THE AREA:

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 positioning 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	69	72
(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.

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