



CARDIGAN
BAY
PROPERTIES

EST 2021

Pwntan Mawr, Cardigan, SA43 2JF

Offers in the region of £425,000





Pwntan Mawr, Tanygroes, SA43 2JF

- 3 bedroom detached cottage
- Beautiful sea views
- Popular Tanygroes village location
- Whimsical hide and seek garden
- Located down a lane with parking and a garage
- Set within just under an acre
- Overlooking Tresaith & Aberporth
- Just 5 min drive to local beaches
- Character features
- EPC rating : TBC

About The Property

This delightful 3-bedroom cottage with beautiful sea views set in just under an acre with a whimsical hide-and-seek nature garden, it is located in the coastal village of Tanygroes, Cardigan. Overlooking Tresaith and Aberporth in Cardigan Bay, West Wales. The village of Tresaith has a pub and cafe, and Aberporth, benefits from a pub, cafes, shops, and pharmacy, primary schools, and so much more. Nearby Cardigan town offers larger amenities and schools.

Upon entering, you'll find a cosy porch leading into a traditional hallway setting the tone for the rustic charm that permeates throughout the home. The ground floor boasts a versatile layout, with a parlour featuring an open fireplace and beautiful wooden flooring, a summer room/lounge designed to maximise the breathtaking sea views, a galley kitchen with a range of base and wall units, a sink with drainer, and access to the gardens, the family bathroom is also off the inner hallway with a bath with a shower over, a w/c, and a wash hand basin. The third bedroom also located on the ground floor could easily be transformed into a dining room or an additional study.

Venture upstairs to discover two double bedrooms, each with its own unique character. One bedroom boasts a vaulted ceiling adorned with exposed painted wooden beams, while the other offers a convenient built-in wardrobe. A shower room completes the first floor, providing modern convenience alongside the cottage's traditional appeal.

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Externally

This cottage is located down a track opening onto the parking area with a detached garage and you are presented with sea views and a mature landscaped garden all set within 0.85 of an acre. You can access all around the cottage, and to the side is a lawn area and then that draws you into the beautiful gardens, they have been thoughtfully landscaped to make the most of the grounds with pathways leading you into secret areas and sweeping through and around

the mature shrubs and trees, there are a few garden sheds dotted throughout the garden, and it all overlooks the stunning sea views.

Whether you're seeking a peaceful retreat with sea views or a cosy family home, this cottage offers the best of both worlds. Don't miss the opportunity to make this idyllic property your own.

Porch
4'5" x 3'9"

Entrance Hallway
8'6" x 4'11"

Bedroom 3 / Study
13'3" x 9'10"

Lounge
13'3" x 11'9"

Sun Lounge
13'11" x 9'10"

Inner Hallway
6'3" x 3'3"

Bathroom
6'2" x 5'3"

Kitchen
18'0" x 5'11"

Landing
8'7" x 4'9"

Shower Room
5'10" x 4'7"

Bedroom 1
13'6" x 11'10"

Bedroom 2
13'4" x 9'10"

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

COUNCIL TAX BAND: E - Ceredigion

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: Not Connected - 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>)

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 seller has
advised that they have a right of way
across the lane from the road to their
property.

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.

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/07/24/OK/TR

VIEWINGS: By appointment only. please read the important essential information, Located next to the main Coastal Road A487, you have a right of way down the lane to access 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.















Head out of Cardigan northwards along the A487 past the villages of Penparc, Tremain and Blaenannerch, and into the village of Tanygroes. continue into the village passing the petrol station on your left, on towards the edge of the village and turn left signposted for Tresaith, take the immediate right down the lane and the property is located at the end. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

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