



## Caerwilym Cottage , Blaenporth, SA43 2AS

**£430,000**

A Three Bedroom cottage with a Two Bedroom Annex set within a generous plot of 0.32 acres or thereabouts situated in the village of Blaenporth, just a short distance to Cardigan Town and a 5 minute drive to the beautiful and popular beach at Aberporth. This delightful detached cottage offers a perfect blend of traditional character and modern comfort. The accommodation comprising: Kitchen/Dining Room, Utility, Downstairs Shower Room, Living Room, Conservatory, First Floor Landing, Three Bedrooms with sea views from two of them and Family Bathroom. The Annex accommodation comprising: Living/Dining Room, Galley style kitchen, Shower Room, Two Bedrooms. Externally there is parking for several vehicles, a good sized rear garden with detached garage, converted pig sty stone built log store, Summer House and timber shed, Orchard with Fruit trees and Vegetable patch.

## Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, integrated hob with extractor fan over, stainless steel splashback, built-in AEG oven and grill, plumbing for dishwasher, Inglenook fireplace with log burner on a slate hearth with feature surround, Upvc double glazed window to the rear, stain glass window to the side, exposed beams, radiator, wood effect flooring, doors to:-

## Utility



Double glazed windows, plumbing for washing machine, space for dryer, space for fridge/freezer, Upvc door.

## Conservatory



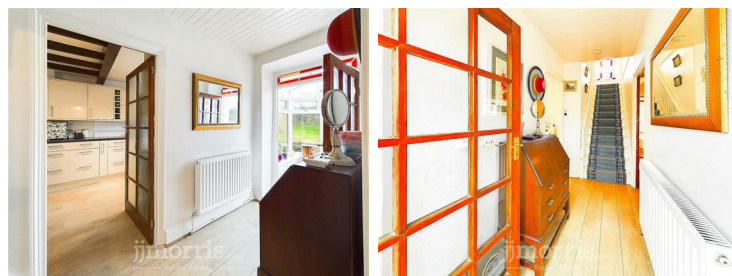
Upvc double glazed window, vertical radiator, wood effect flooring.

## Living Room



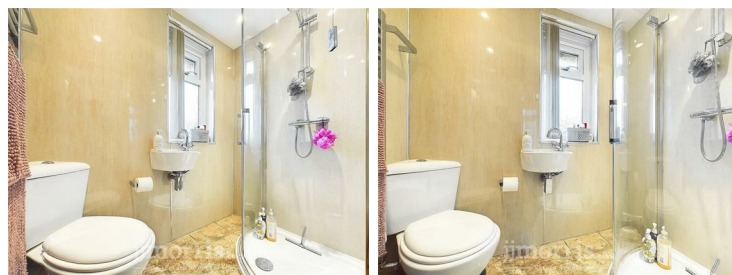
Double glazed windows to the side and rear, coved ceiling, radiators, wood effect flooring.

## Hallway



Stairs rising off to the first floor, wooden panel ceiling, radiator, wood effect flooring, doors to:-

## Shower Room



Low flush WC, wash basin, walk-in shower with fitted shower, heated towel rail, spotlights, double glazed window to the front, Aqua wall panels, tiled flooring.

## Inner Hallway



Built-in storage, wood effect flooring, double glazed window to the side, doors to:-

## FIRST FLOOR

## Landing



Part wooden panel walls, loft access, stain glass window.

## Bedroom One



Upvc double glazed window to the side, radiator, wood effect flooring.

## Bedroom Two



Upvc double glazed window to the rear, radiator, wooden flooring.

## Bedroom Three



Upvc double glazed window to the rear, radiator, wooden flooring.

## Family Bathroom



Low flush WC, pedestal hand wash basin, bath with fitted shower hose, tiled walls, spotlights, built-in storage, loft access, radiator, Upvc double glazed window to the side.

## ANNEXE

### Entrance

Exposed stone wall, wooden panel ceiling, loft access, doors to:-

### Living/Dining Room



Log burner on a slate hearth and feature surround, loft access, Upvc double glazed window to the front, exposed stone wall, wood effect flooring, radiator, doors to:-

## Kitchen



Having a range of base units with complimentary worktop surfaces, stainless steel sink and drainer, space for cooker, plumbing for washing machine, under counter fridge, base unit with heater beneath, wooden Velux window, Upvc double glazed window to either side, wood effect flooring.

### Bedroom One



Upvc double glazed window to the front, radiator, wooden panel ceiling, wood effect flooring.

### Bedroom Two



Upvc double glazed window to the side, radiator, wood effect flooring.

### Shower Room



Low flush WC, hand wash basin on a base unit, walk-in shower, electric shower, heated towel rail, Upvc double glazed window to the front, tiled walls, tiled flooring.

### Externally



The property is approached by a gated entrance onto a tarmac driveway with turning and parking for several vehicles, a good sized rear garden with detached garage, converted pig sty stone built log store, Summer House and timber shed, Orchard with Fruit trees and Vegetable patch. Side access leads to the front garden which has a patio seating area, lawned space with mature shrubs and bushes.

### Garage

Exposed red brick walls, tiled flooring, wooden windows to the side and rear, up-and-over door, personal door.

### Utilities & Services

Heating Source: LPG Gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private drainage

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: House - Band D. Annexe Band B.

EPC - Updated to reflect works carried out

EPC - Annexe 46 (E). Potential 113 (A)

What3words: ///tastes.spoon.await

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.3mbps upload and 1mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

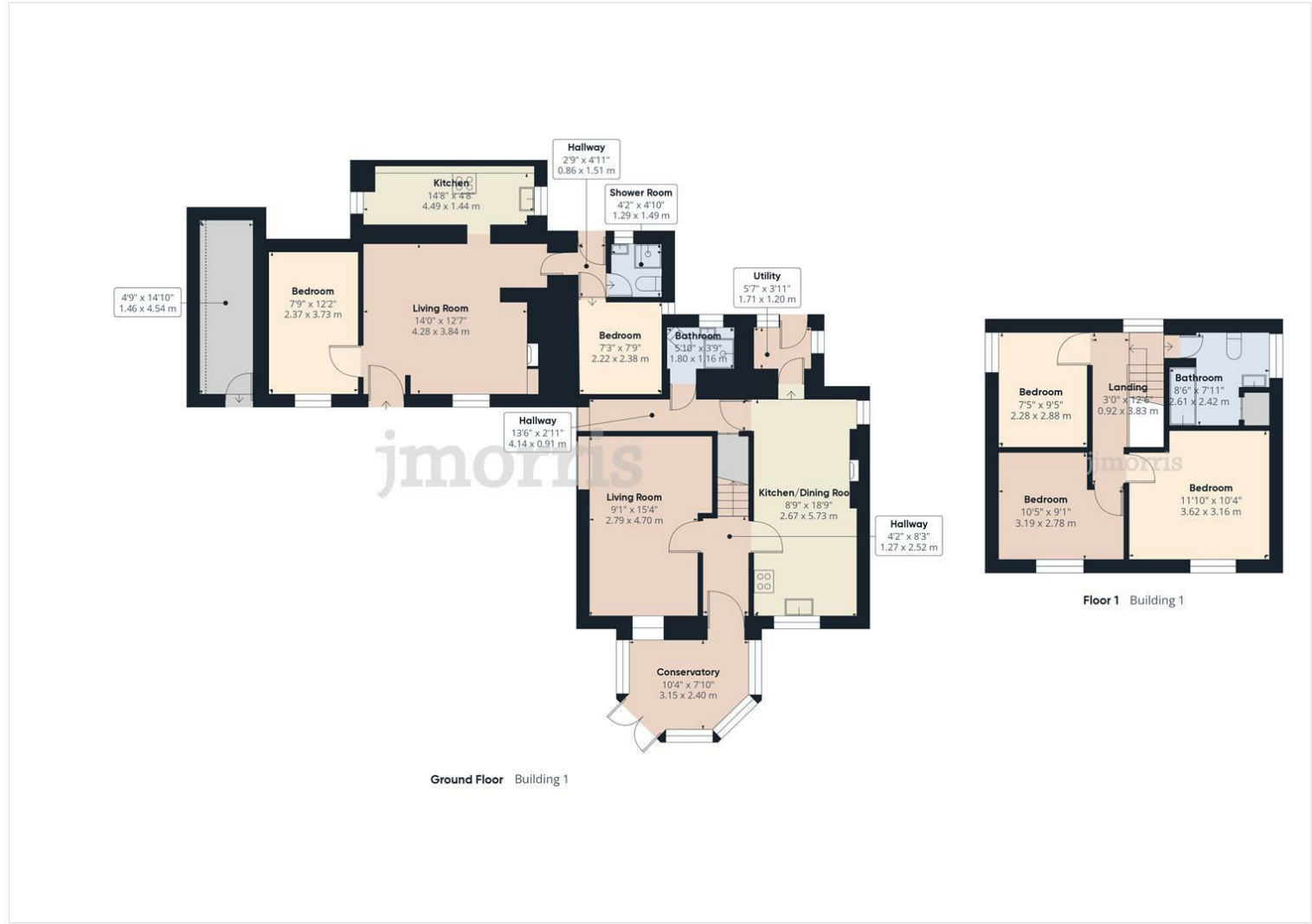
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

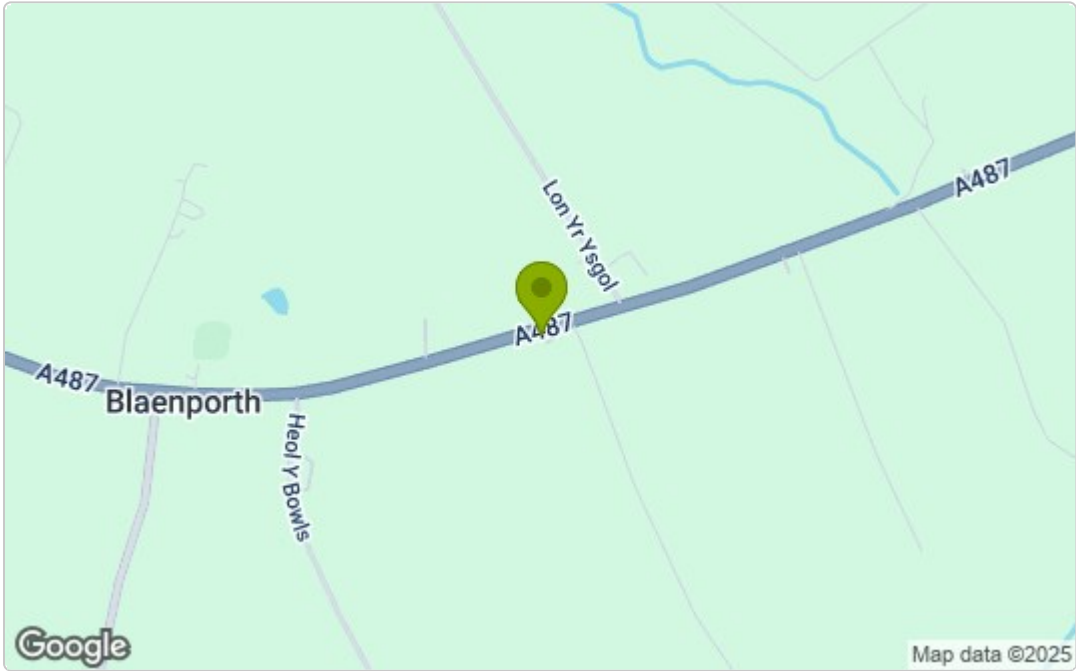
Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

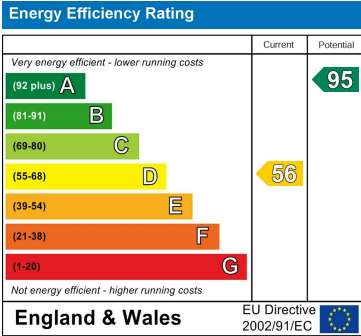
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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