



**Cwmydd Bach , Blaenporth, SA43 2AY**

**£425,000**

This attractive and well-presented property is situated in a rural and idyllic location on the outskirts of the village of Blaenporth, approximately 3 miles from the popular coastal destination of Aberporth. Occupying a generous plot of approximately 4.11 acres, the grounds comprise landscaped gardens, meadows, mature woodland, and a stream forming part of the boundary. The property benefits from ample off-road parking, a detached workshop/garage, and oil-fired central heating.



### Situation

The property is situated in the rural village of Blaenporth, approximately 5.9 miles north of the market town of Cardigan and 3.3 miles from the coastal village of Aberporth. Cardigan serves as the principal local centre, offering a comprehensive range of amenities including a historic castle, primary and secondary schools, a further education college, major supermarkets and retail outlets, banking facilities, public houses, swimming pools, a leisure centre, restaurants, cafés, and a variety of independent shops. The town provides convenient access to several popular sandy beaches such as Poppit Sands and Mwnt, as well as direct entry points to the scenic Ceredigion Coastal Path, renowned for its natural beauty and walking opportunities.

uPVC double glazed door with matching side panels opens to:-

### Hall



Wood effect laminate flooring, two double glazed windows to the front elevation, radiator. Doors off to:-

### Living Room



Dual aspect uPVC double glazed windows, feature fire surround, coved ceiling.

### Dining Room



Two uPVC double glazed windows to the side, radiator, coved ceiling.

### Kitchen/Breakfast Room



Having a range of wall and base units with complimentary work surface over, inset 1.5 bowl sink unit with mixer tap and drainer over, electric cooker with extractor hood over, tiled splashback, integrated dishwasher, breakfast bar, integrated fridge, recess spotlights, coved ceiling, uPVC double glazed window, radiator.

### Utility Room



Worktop surface with space for dryer, void and plumbing for washing machine, tiled flooring, uPVC double glazed window, Grant oil-fired boiler, uPVC double glazed door to:-

### Conservatory



Glazed roof, uPVC double glazed windows and doors to the rear, uPVC door to store room, uPVC double glazed door to:-

### WC

Having low flush WC and tiled surround.

### Inner Hall

Built-in cloaks cupboard, built-in airing cupboard, wall lights, loft access, doors off to:-

### Bedroom One



uPVC double glazed window to the side, fitted with a range of bedroom furniture including wardrobes, overbed storage, bedside cabinets, drawer units and dressing table, radiator, built-in storage cupboard.

### Bedroom Two



uPVC double glazed window to the rear, built-in wardrobes, coved ceiling, radiator.

### Bedroom Three



uPVC double glazed window to the side, radiator, coved ceiling.

### Family Bathroom



"P" shaped bath with curved screen and shower over, pedestal hand wash basin, low flush WC, tiled walls, uPVC double glazed window, extractor fan, heated towel rail, tiled flooring.

### Really Useful Room

Externally accessed is a useful room which can be used for a variety of uses such as a home office, bedroom etc.

Having dual aspect windows, coved ceiling and radiator.

### Externally

Externally, the property is approached via a tarmacked driveway providing off-road parking for multiple vehicles, which leads to a substantial corrugated iron workshop/garage positioned to the side. A stream forms the front boundary of the property, with a path running alongside that leads to the main entrance. This pathway is attractively bordered by a variety of flowering plants and

hedging, with a further path extending into the main garden area.

The garden is predominantly laid to lawn with a stream boundary to the left, and includes a paved seating area offering an ideal vantage point to enjoy the surrounding gardens and far-reaching countryside views. An opening from the garden provides access to the first meadow, which includes a dedicated vegetable patch. At the lower end of the meadow lies a wooded area, which in turn leads to a second gently sloping meadow. Both meadows are enclosed by established hedge boundaries, offering a sense of privacy and natural beauty.

### Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank.

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///famed.unites.campus

### 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 0.4mbps upload and 2mbps 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

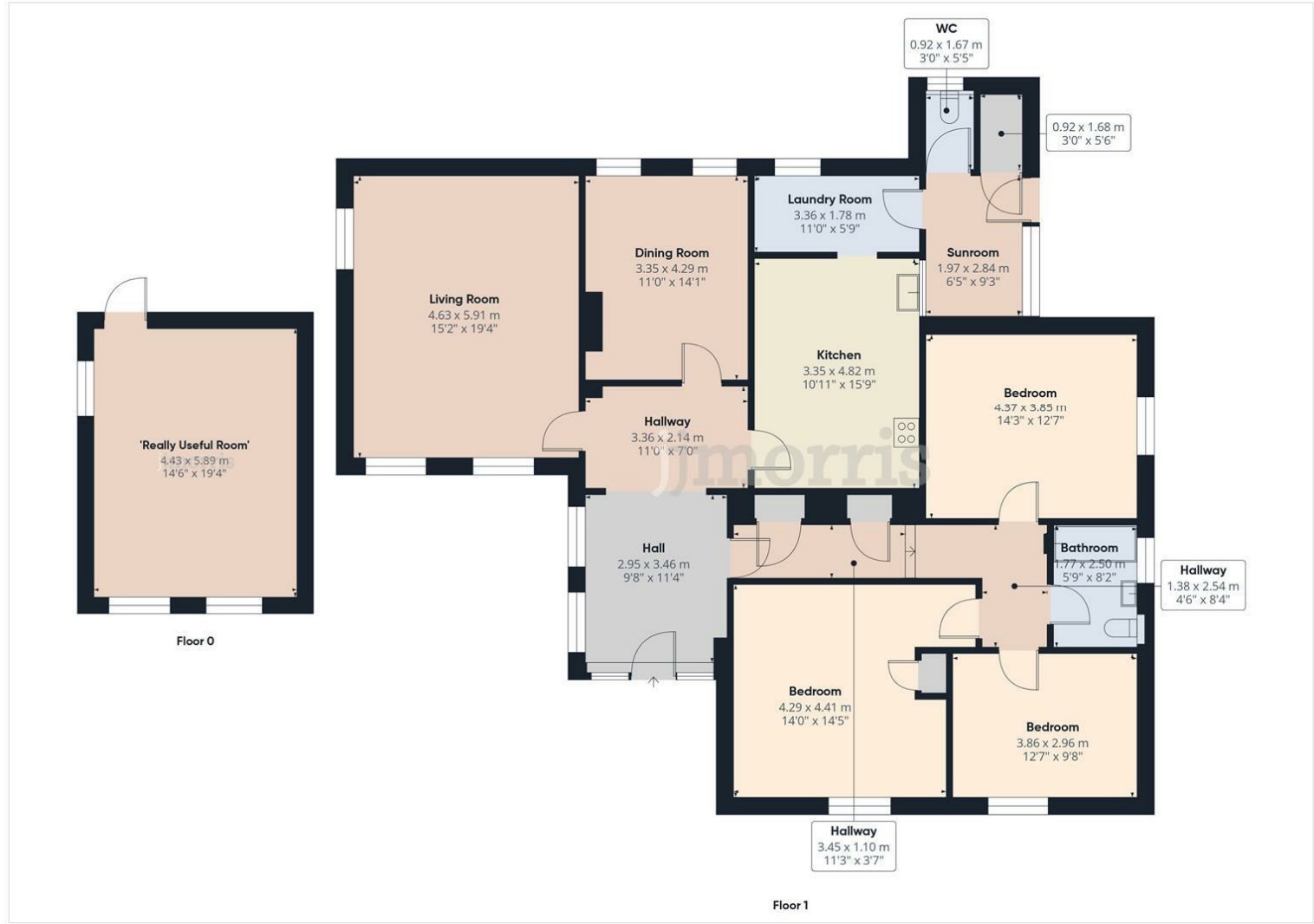
O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & Data - Limited

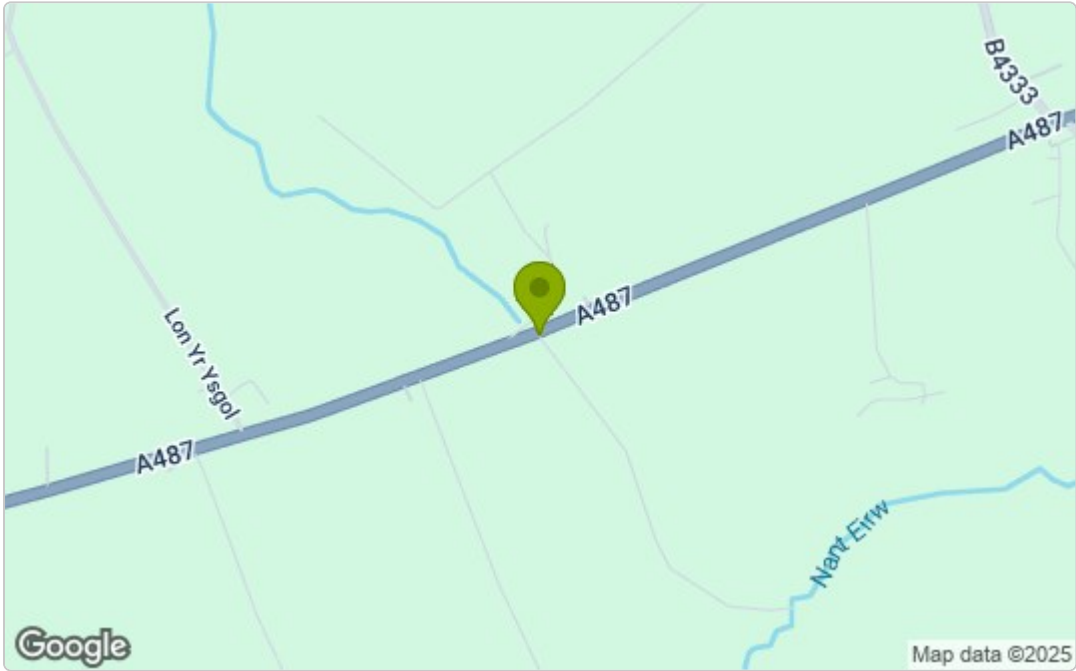
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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



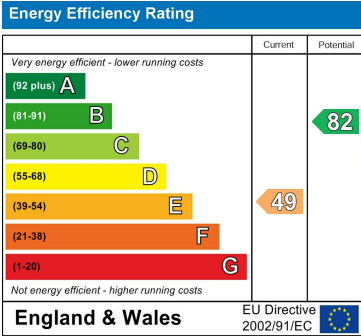
Floor Plan



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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com