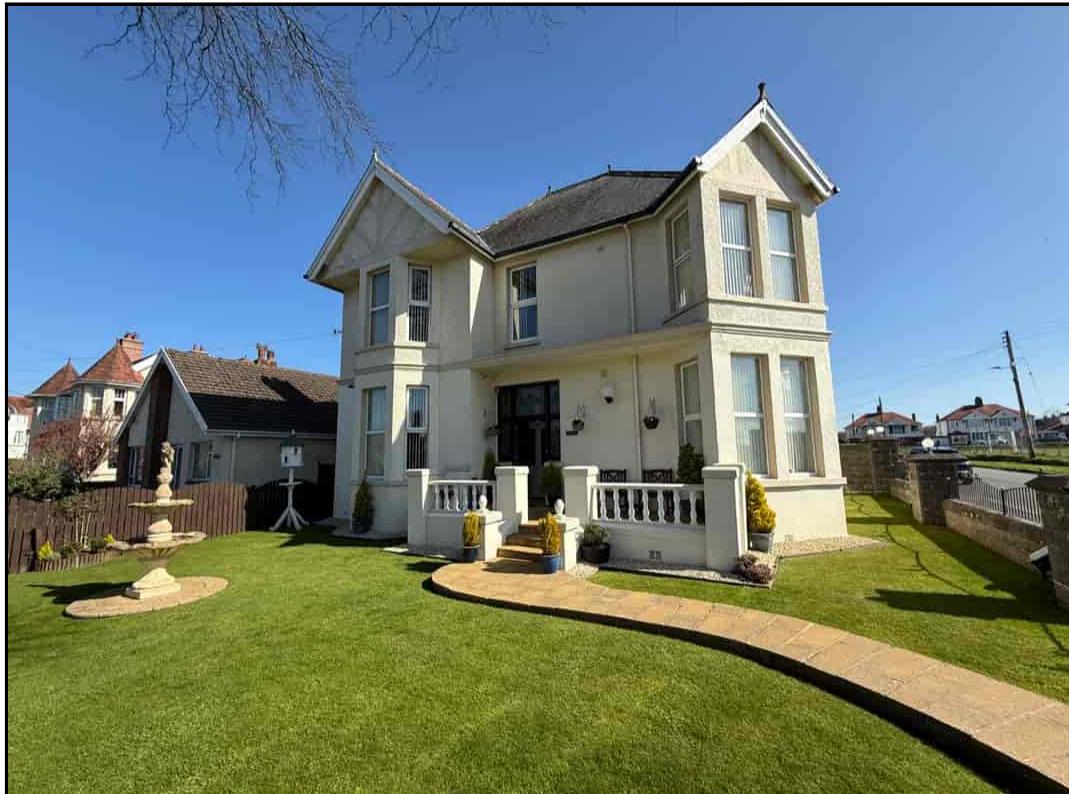


*A most imposing 7 bedroom, 7 bathroom detached Edwardian residence in a sought after town location.  
Cardigan, West Wales*



**Ty Parc, Park Avenue, Cardigan, Ceredigion. SA43 1AG.**

**£495,000**

**R/4600/ID**

\*\* A most imposing 7 bedroom, 7 bathroom, detached Edwardian residence, immaculately presented throughout with a wealth of character features \*\* Sought after location within Cardigan town \*\* Ample off-road parking with large double garage \*\* Formerly run as a successful guest house \*\* Excellent versatile home which can be easily adapted for multi-generational purposes or to re-open as a successful guest house with great income potential \*\*

The property is situated alongside Gwbert Road and Park Avenue within the popular estuary town of Cardigan. The town offers a good level of local amenities and services including primary and secondary school, sixth form college, new community hospital, cinema and theatre, traditional high street offerings, retail parks, industrial estates and good public transport connectivity. The Cardigan Bay coastline at Gwbert is within a 5 minute drive of the property, Poppit Sands and the north Pembrokeshire coastline are all within a 10 minute drive.



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## GENERAL

Ty Parc offers prospective purchasers with the opportunity to purchase an imposing and versatile 7 bedroom, 7 bathroom property. Previous vendors run a successful guest house from the property, which is well suited and has great potential for this purpose once again. Vendors stopped due to retirement. The property offers spacious accommodation that can be used for multi-generational purposes or home with an income.

Built in 1904, the property offers a wealth of character features such as large bay windows, decorative covings, cornices and arches, ceiling roses, Parkay flooring, picture rails and much more.

All rooms benefit from their own en-suites, and have been installed carefully without compromising the picture rails and covings behind.

More information regarding Ty Parc (the guest house) is available at request.

## GROUND FLOOR

### Attractive Entrance Hall

22' 8" x 7' 4" (6.91m x 2.24m) via original hardwood stained glass door with stained glass fanlight and side panels, Parkay flooring, decorative arches and cornices, central heating radiator, easy rise staircase to first floor. Door into -



### Living Room/Dining Room

14' 0" x 15' 10" (4.27m x 4.83m) with large bay window to side, electric fireplace with ornate surround, picture rails, decorative covings, central heating radiator.



### Downstairs Bedroom 1 - easy access

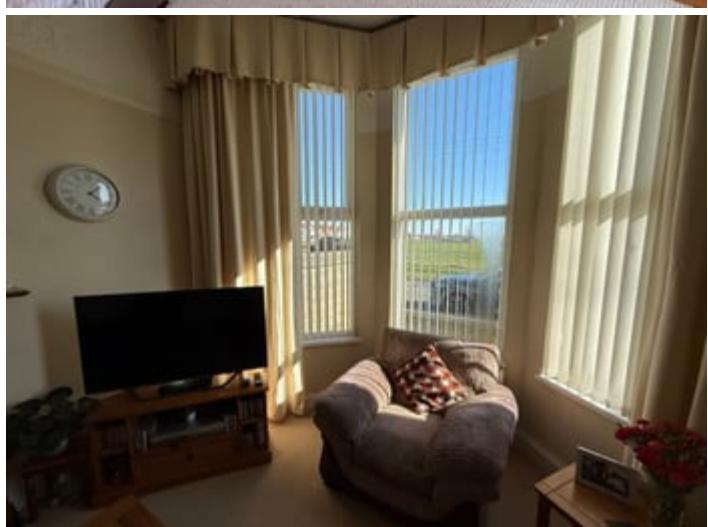
13' 3" x 12' 9" (4.04m x 3.89m) (max) with double glazed window, central heating radiator, door into -

### En-suite

5' 4" x 5' 8" (1.63m x 1.73m) with a 3 piece white suite comprising of a corner closed shower with electric shower above, pedestal wash-hand basin, dual flush WC.

### Lounge

12' 11" x 13' 3" (3.94m x 4.04m) (max) into bay window to side with lovely views over the playing fields, electric fireplace with ornate surround, picture rails, decorative covings and TV point.



## Rear Hallway

10' 7" x 4' 3" (3.23m x 1.30m) (max).

## WC

3' 4" x 3' 5" (1.02m x 1.04m) (max) with low level flush WC and wash-hand basin.

## Downstairs Bedroom 2

12' 9" x 13' 3" (3.89m x 4.04m) with double glazed window to rear, central heating radiator, door into -

## En-suite

5' 6" x 5' 8" (1.68m x 1.73m) with a 3 piece suite comprising of an enclosed shower unit with electric shower above, pedestal wash-hand basin, dual flush WC.

## Kitchen

14' 9" x 15' 8" (4.50m x 4.78m) (max). The kitchen comprises of a range of fitted base and wall cupboard units with Formica working surfaces above, inset electric range oven with 5 ring gas hob above, double glazed windows to sides and rear, ceramic tiled flooring, tiled splash-back, central heating radiator, space for fridge freezers, spotlights, 1 1/2 ceramic drainer sink, undercounter space for dishwasher.



## FIRST FLOOR

### Landing

25' 11" x 9' 8" (7.90m x 2.95m) (max) a delightful split landing with doors into all bedrooms and LED lit stairs.



### Rear Bedroom 7

12' 2" x 11' 5" (3.71m x 3.48m) with dual aspect windows to side and rear, central heating radiator with door leading to -



### En-suite

6' 3" x 5' 2" (1.91m x 1.57m) (max) with a 3 piece white suite comprising of a corner shower unit, pedestal wash-hand basin, dual flush WC, frosted window to rear, heated towel rail.



### Bedroom 6

10' 0" x 14' 2" (3.05m x 4.32m) with new double glazed window to side, central heating radiator, door leading to -

### En-suite

5' 2" x 4' 11" (1.57m x 1.50m) 3 piece suite comprising of corner shower unit, electric shower above, dual flush WC, pedestal wash-hand basin.

### Bedroom 5

12' 11" x 13' 5" (3.94m x 4.09m) into side bay window, with pleasant views over the playing fields, central heating radiator door leading to -



### En-suite

5' 8" x 5' 4" (1.73m x 1.63m) with a 3 piece suite, corner shower unit with electric shower above, pedestal wash-hand basin, dual flush WC, heated towel rail.

### Bedroom 4

12' 9" x 13' 5" (3.89m x 4.09m) into corner bay window again, with delightful views over the playing fields and beyond. Central heating radiator. Leading to -



### En-suite

5' 8" x 5' 4" (1.73m x 1.63m) with a 3 piece suite, corner shower unit with electric shower above, pedestal wash-hand basin, dual flush WC, heated towel rail.



### Bedroom 3

14' 0" x 15' 10" (4.27m x 4.83m) with bay window to front, central heating radiator, picture rail, decorative covings, door leading to -



### En-suite

5' 1" x 5' 4" (1.55m x 1.63m) (max) with a 3 piece suite, corner shower unit with electric shower above, pedestal wash-hand basin, dual flush WC, heated towel rail.



### Office

7' 4" x 8' 7" (2.24m x 2.62m) with double glazed window to front, useful room with a range of shelving.

### Storeroom

10' 9" x 6' 3" (3.28m x 1.91m) with stairs leading to the attic.

### Attic Room

36' 6" x 24' 11" (11.13m x 7.59m) - an impressive room with great potential for conversion. We are advised that all services are connected.

## EXTERNALLY

### To the front

Is a manicured, lawned forecourt with sweeping pathway leading to the front veranda and reception hall.





### To the rear

A low maintenance garden laid to tarmac with useful -

### Workshop/Laundry Room

20' 2" x 5' 10" (6.15m x 1.78m) with connections for gas fired tumble dryers and washing machines, perfect should you wish to carry on with the guest house business.

### Detached Garage

24' 6" x 22' 8" (7.47m x 6.91m) (max) with spacious garage with room for 3-4 cars with electric roller door to front and

rear. Ample off-road private parking outside the garage.

The current vendors have discussed extending the garage, but at the point, no plans have been outlined.



### MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and

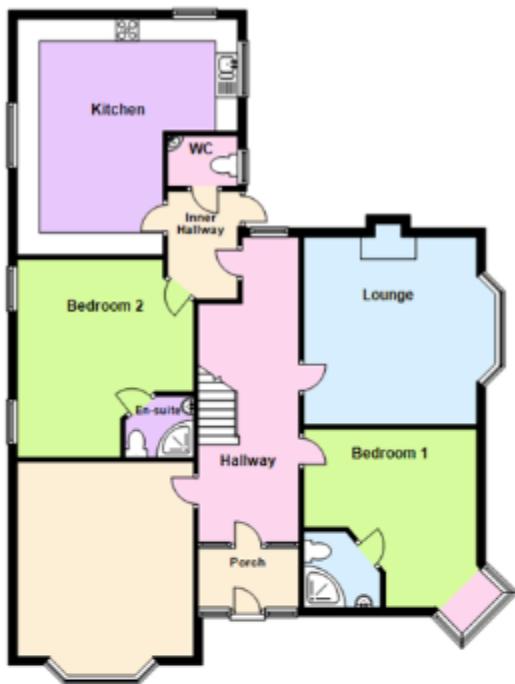
## **Services**

We are advised that the property benefits from mains water, electricity and drainage, mains gas heating and fibre optic broadband.

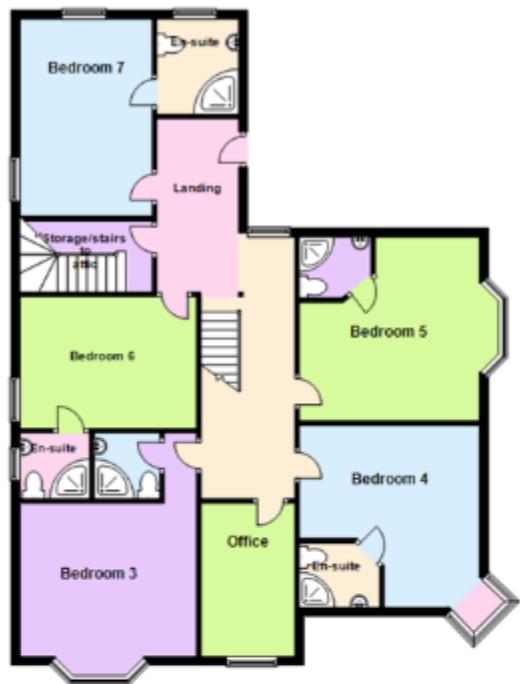
Tenure : Freehold

Council Tax Band : G - Ceredigion County Council

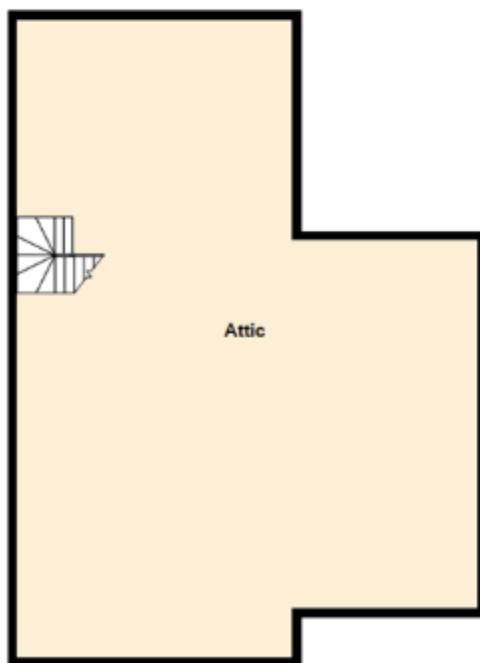
Ground Floor



First Floor



Second Floor



## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

**Parking Types:** Garage, Off Street, Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** D (59)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

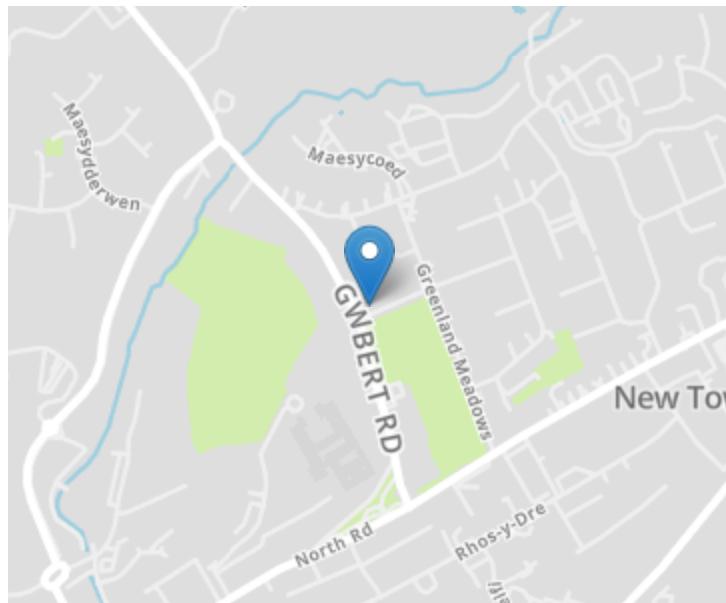
**Mobile Signal**

4G data and voice

### Existing Planning Permission

Title: Change of use from Bed & Breakfast/Guest House to residential dwelling, Submitted Date: 17/10/2022 00:00:00, Ref No: A220789,

Decision: WITHDRAWN, Decision Date: N/A



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Cardigan town centre proceed north onto North Road, turning left towards Gwbert along Park Avenue, passing the rugby club on the right hand side and the property is prominently positioned on your right hand side, just after the park.

For further information or  
to arrange a viewing on this  
property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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