

Regulated by:



**RICS**



Since 1989

*A most appealing and deceptively spacious 3/4 bed (En Suite) Residence with rear Conservatory, Private Parking, Pleasant Grounds. Sought after locality within the Cardigan Bay Coastal Region.*



**Tresi Aur, Llwyncoed Road, Blaenannerch, Cardigan, Ceredigion. SA43 2AN.**

**Ref R/2774/DD**

**£259,950**

**\*\*Deceptively well proportioned semi detached residence\*\*Offering delightful 3/4 bed (En Suite) Accommodation\*\*Conservatory\*\*Central Heating\*\*Double Glazing\*\*Private Parking\*\*Pleasant Garden\*\*Borders open fields at rear with glorious views over the Cardigan Bay coastal region across to the Preseli Mountains\*\*Popular Semi Rural Surroundings\*\*Only a 5 minutes drive from the popular coastal resort of Aberporth\*\***

The accommodation provides - Front Porch, Ent Hall, Study/ Dining Room/4th Bedroom (or as currently a child's play room), Modern fitted Kitchen/Dining Room, Rear Lounge, Conservatory. To the First Floor - 3 Double Sized Bedrooms (1 with En Suite Shower Room), Main Bathroom and wc. Outside Garden Office, Store Shed, Paved Patio and easily maintained lawned garden. Ample Private Parking.

Located fronting a quiet district road, just off the main A487 coast road near to the village community of Blaenannerch and only a 5 minutes drive from Cardigan Bay at Aberporth. Close to many other popular picturesque sandy beaches and secluded coves along this favoured coastline. A 10 minutes drive from the County town of Cardigan which offers a comprehensive range of shopping and schooling facilities.

## GROUND FLOOR

### Front Porch

with upvc entrance door. Glazed door leads through to -

### Entrance Hall

14' 9" in length with laminate flooring, central heating radiator, built in cloak cupboard.



Front Reception Room /Dining Room/4th Bedroom  
(Currently a child's play room).



16' 8" x 8' 0" (5.08m x 2.44m) with front aspect window,  
central heating radiator, ceiling downlighters.

## Kitchen/Dining Room



23' 7" x 9' 8" (7.19m x 2.95m) overall with front and rear aspect windows, wood effect insulated flooring. The kitchen area was re-fitted some 12 months ago with an excellent modern range of units comprising of base cupboards with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, a dual fuel Cuisine Master cooking range which provides 5 LPG Hobs and Hot Plate, 1 grill, 2 ovens and a slow cooker with stainless steel cooker hood over, matching fitted wall cupboards, alcove with space for American type fridge, fitted bench seating (with storage beneath) to Dining Area, part tiled walls, central heating



radiator, ceiling down lighters.

## Rear Lounge



14' 8" x 13' 3" (4.47m x 4.04m) a nice, light and airy room with an ornamental fireplace, wired for wall lights, 2 central heating radiators, 8ft wide upvc patio door leads out -

## Rear Conservatory



9' 9" x 9' 5" (2.97m x 2.87m) in upvc double glazing with central heating radiator. Tiled floor. Side exterior door.

## FIRST FLOOR

### Central Galleried Landing

Approached via dog leg staircase from the entrance hall. Central heating radiator. Hatch to Boarded Loft.



### Rear Principal Bedroom 1

14' 8" x 13' 2" (4.47m x 4.01m) with 2 central heating radiators, vaulted ceiling with 2 velux windows with fantastic views over open fields towards the coast and the Preseli Mountains. Range of fitted wardrobes.



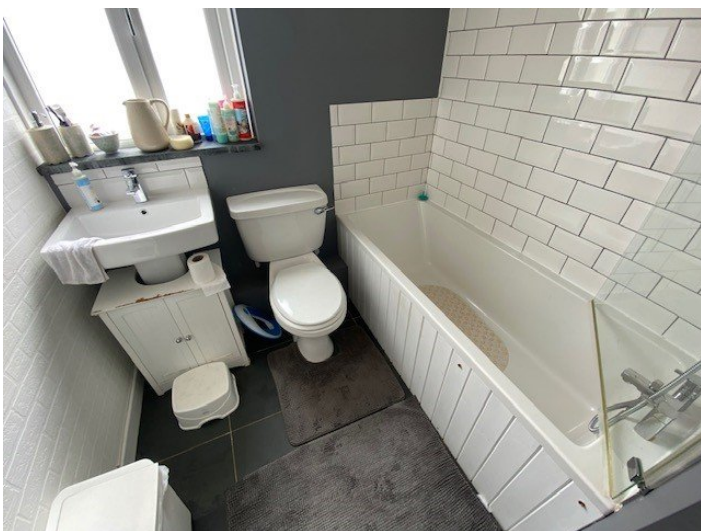


**En Suite Shower Room**



7' 8" x 4' 5" (2.34m x 1.35m) With tiled walls, laminate flooring, shower cubicle, pedestal wash hand basin, low level flush toilet, central heating radiator, opaque rear velux window.

**Main Bathroom**



7' 7" x 6' 5" (2.31m x 1.96m) with part tiled walls, panelled bath with twin shower head over and shower screen, low level flush toilet, pedestal wash hand basin, heated towel rail. Built in airing cupboard. Side opaque window.

**Front Double Bedroom 2**



11' 7" x 9' 8" (3.53m x 2.95m) with central heating radiator, sloping ceiling with velux window.

**Front Double Bedroom 3**



12' 9" x 9' 0" (3.89m x 2.74m) with central heating radiator, front velux window, fitted wardrobes and shelving.

## **EXTERNALLY**



To the front



A walled forecourt. A tarmacadamed drive with parking for 2-3 vehicles. Lawned garden area.

### To the Side

Pathway at side with covered area (concealing oil storage tank). Leads to -

### To the Rear



Easily maintained lawned garden area with paved patio and bordering open fields.

### Detached Purpose Built Garden/Home Office



7' 5" x 6' 4" (2.26m x 1.93m) of timber insulative construction with upvc double glazed window overlooking open fields. Side exterior door.

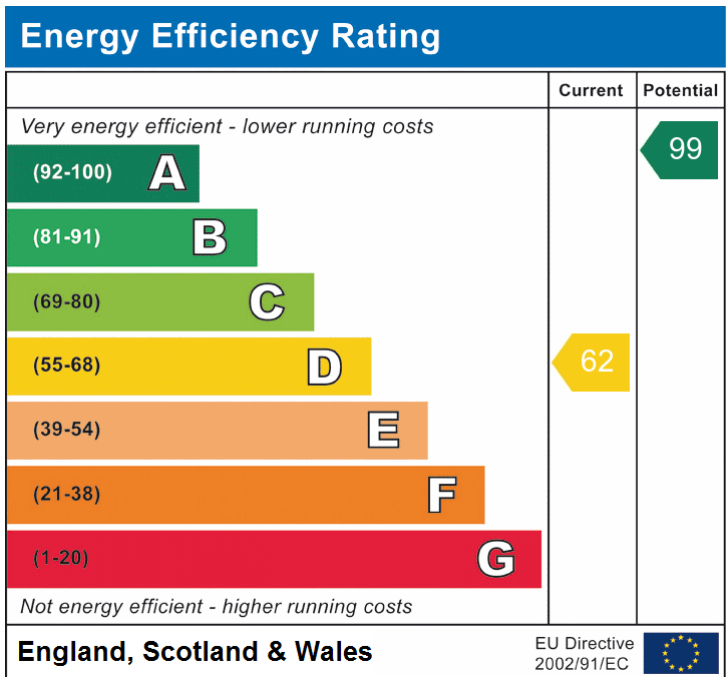
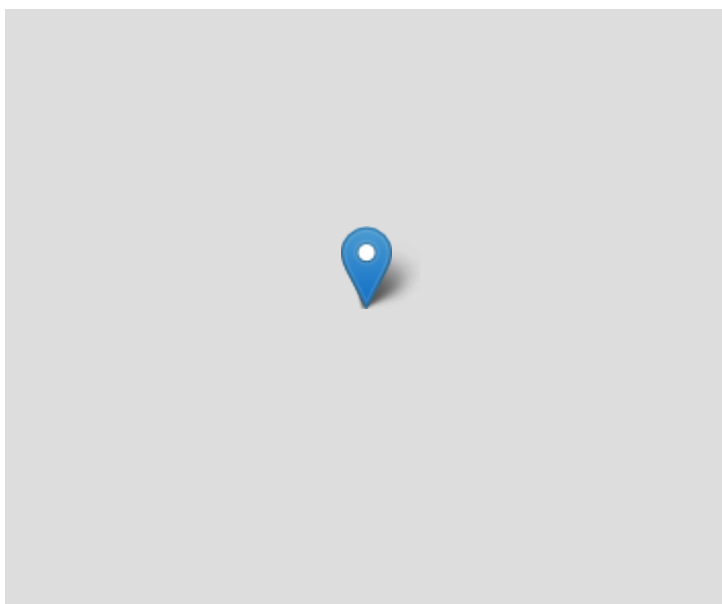
Small adjacent Store Shed.

### Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating (Modern Grant oil fired central heating boiler - approx 12 months old).

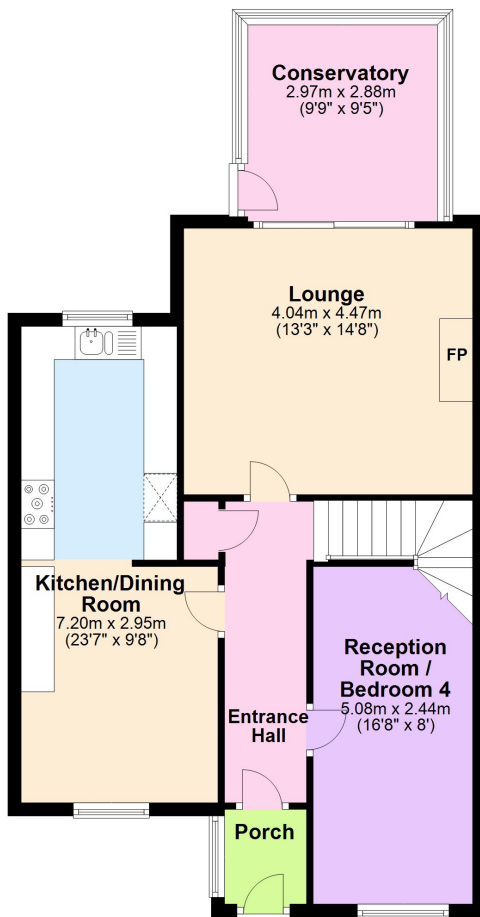
### Directions

From the town of Cardigan on the Teifi Estuary proceed East on the A487 coast road towards Aberaeron. Proceed through the first village of Penparc, then Tremain until you get to a roundabout. Take the 2nd exit on the roundabout, staying on the A487 road to the village of Blaenannerch. Drive through the village passing a chapel on the left hand side, there is then a dip in the road and as you raise up the other side, take the 1st left hand turning onto Llwynycoed road. This will then be the second property on the left hand side.



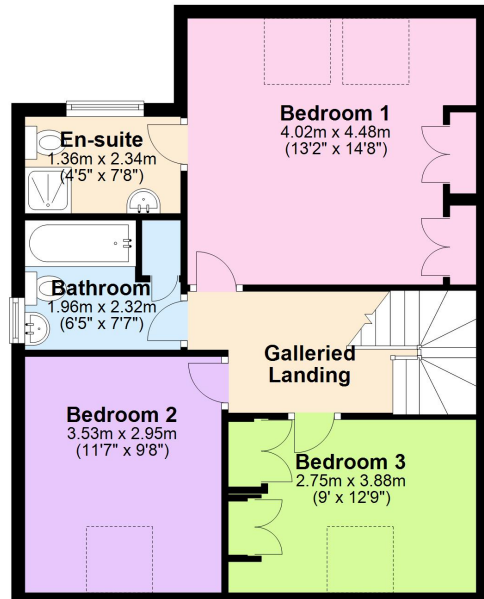
### Ground Floor

Approx. 68.1 sq. metres (732.8 sq. feet)



### First Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 123.6 sq. metres (1330.2 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Tresir Aur, Llwyncoed Road, Blaenannerch, CARDIGAN**