

Spacious 4 Bed Coastal Delight with parking. Tresaith - Cardigan Bay - West Wales.



Dolfedwen, Tresaith, Cardigan, Ceredigion. SA43 2JG.

£349,950

Ref R/3827/RD

****Spacious 4 Bed Semi Detached Home****Currently used as a successful holiday let business**Set in an elevated position enjoying countryside views**Private off road parking**Fully refurbished in recent times to provide a home of the highest order**High quality fixtures and fittings with no expense spared**A wealth of original character features retained**Walking distance to beach and village amenities**

****A GREAT OPPORTUNITY NOT TO BE MISSED ! ****

A property situated within the coastal village of Tresaith, one of the most popular sandy coves along this Cardigan Bay coastline. The village offers a popular public house, places of worship, a seasonal shop and access to a sandy beach. The nearby village of Aberporth offers a wider range of local amenities including primary school, public houses, cafes, bars, restaurants, village shop and post office, laundrette and good public transport connectivity. The larger town of Cardigan is some 20 minutes drive from the property with its supermarkets, cinema, community Health Centre, Six Form College, retail parks and High Street offerings.



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GENERAL

A high quality offering to the market place being exceptionally well presented having recently been subject to refurbishment.

No expense has been spared in sympathetically renovating the property to provide a comfortable home.

The property is currently used as a successful holiday let business and the sale is due to retirement.

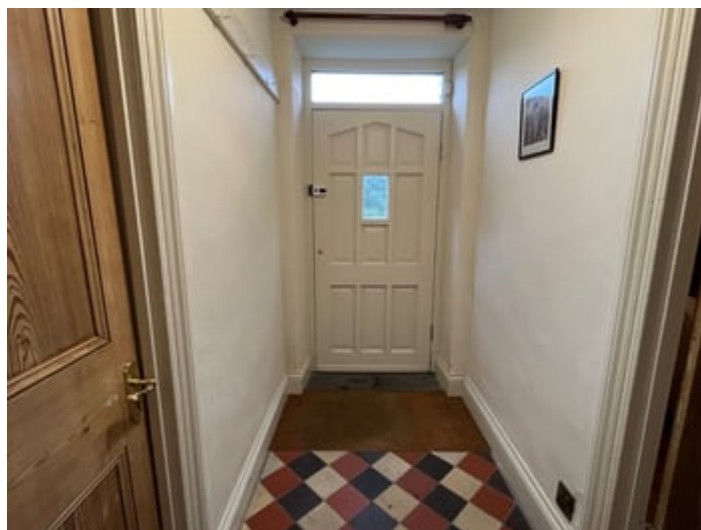
The property benefits from off road private parking within the ownership of the property and located just beneath the main entrance to the house.

An opportunity not to be missed !

GROUND FLOOR

Entrance Hallway

4' 1" x 8' 5" (1.24m x 2.57m) with hardwood door with fan light over, coloured quarry tiled flooring, original staircase to first floor.



Sitting Room



11' 8" x 19' 9" (3.56m x 6.02m) a feature stone fireplace and surround, multi fuel burner on slate hearth, dual aspect windows to front and rear allowing excellent natural light and allowing views over the adjoining countryside, original alcove glass fronted cupboards, Oak flooring, exposed beams to ceiling, radiator, multiple sockets, connecting door to Kitchen.

Dining Room/Lounge

9' 8" x 12' 9" (2.95m x 3.89m) with window to front enjoying



views over the adjoining countryside, original cast iron fireplace with timber surround and slate hearth, space for 6+ person dining table.

Kitchen

10' 3" x 10' 4" (3.12m x 3.15m) with recently installed range of Cream base and wall units with Oak worktop, ceramic sink and drainer with mixer tap and window overlooking garden, Baby Blue electric Aga, Oak flooring, stable door to rear passageway.



Utility Room

With ceramic sink and drainer with mixer tap, washing machine and dishwasher connection points, space for free standing fridge freezer, fitted cupboards, Oak worktop, window to rear.



Rear Lean To

Providing access to side garden and side storage area.

External W.C.

6' 2" x 2' 7" (1.88m x 0.79m) with w.c. housing a Worcester oil boiler.

FIRST FLOOR

LANDING

via original staircase with side airing cupboard, radiator, w.c. off





Front Bedroom 1

9' 5" x 12' 9" (2.87m x 3.89m) double bedroom with window to front with views over the adjoining countryside, original cast iron fireplace and surround, multiple sockets, radiator.



Box Room/Study

5' 9" x 6' 1" (1.75m x 1.85m) with window to front enjoying countryside views, radiator, multiple sockets, BT point.



Front Double Bedroom 2

9' 5" x 12' 9" (2.87m x 3.89m) Dual aspect windows to front and side enjoying garden and countryside views, original cast iron fireplace and surround, multiple sockets, radiator.



Rear Bedroom 3

6' 7" x 9' 2" (2.01m x 2.79m) a double bedroom (currently with a single bed) window to garden, multiple sockets, radiator.



Rear Bedroom 4

6' 7" x 9' 4" (2.01m x 2.84m) a double bedroom, window to garden, multiple sockets, radiator.





Bathroom

A luxurious bathroom suite including panelled bath with side window overlooking garden, enclosed tiled walk in shower, pedestal sink, radiator, wood effect flooring, airing cupboard, dual aspect windows to rear and side, spot lights to ceiling, heated towel rail.



EXTERNALLY

To the Front

The property is approached via the adjoining county road with lower garage and parking space, being off road and owned by the property.

Please Note - The connecting garage is owned by the neighbouring property as is the concrete roof over. Further details from the Estate Agents.

Steps leading to the front of the main house with lawned area and mature planting and footpath leading through to





To the Rear

Side and rear garden predominantly laid to lawn with side concrete footpath leading to an elevated lawned area with corner Log Store.

Side patio accessed from the rear hallway from the main dwelling to -

STORAGE BUILDING - split into two measuring 9'2" x 5'9" providing useful storage space.



TENURE

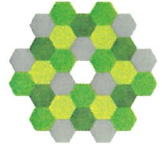
The property is of Freehold Tenure.

Services

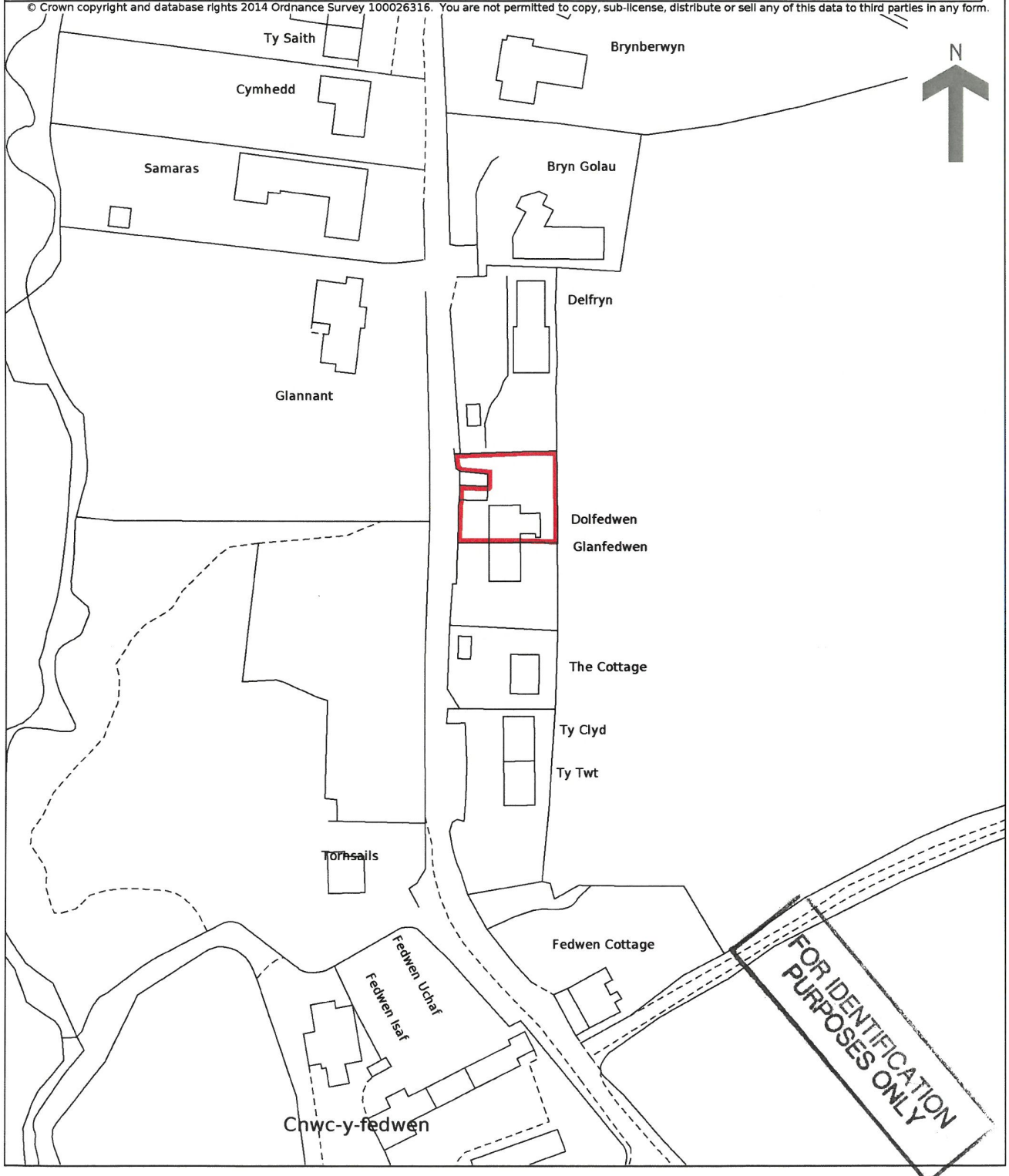
The property benefits from Mains Water, Electricity and Drainage. Oil Central Heating.

HM Land Registry
Official copy of
title plan

Title number **WA765530**
Ordnance Survey map reference **SN2850NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Directions

From Tanygroes on the A487 head North sign posted Aberaeron passing the supermarket on the left hand side and continue through the village passing Emlyn Cafe on your right. Take the next left hand turning sign posted Fedwen Pine. Continue down this road for approximately 1 mile passing Esgair Llyn and Fedwen Holidays on your left. Continue for another 50 yards passing the house known as Torn Sails on your left and after a further 20 yards the property is located on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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