

**Substantial 3/4 Bed Cottage. Extensive Gardens. Former Garages and Workshops. Potential Re-Development. Outskirts of Aberporth. Cardigan Bay - West Wales.**



**Bryn Mel, Parcllyn, Near Aberporth, Ceredigion. SA43 2DR.**

**£275,000**

**Ref R/4921/ID**

\*\*In all a property of great potential\*\*A traditional detached cottage\*\*Provides 3 or 4 bed accommodation\*\*Deserving of some cosmetic upgrading\*\*Full central heating and double glazing\*\*Two private Entrance Drives\*\*Extensive Rear Garden\*\*Large Yard and Workshops (Formerly a mechanics garage)\*\*Ideal Re-Development Opportunity\*\*Has in the past had planning permission for development on the yard\*\*A few minutes drive from the seafront at Aberporth\*\*

Located at Parcllyn which is on the edge of the popular West Wales Coastal Resort of Aberporth which offers an excellent range of local amenities including convenience stores, primary school, public house, places of worship, chip shop, post office, laundrette etc and is on a bus route. Less than a 1/4 of an hours drive from the town of Cardigan on the Teifi Estuary with its comprehensive range of shopping and schooling facilities.



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## GROUND FLOOR

### Sitting Room

13' 4" x 13' 1" (4.06m x 3.99m) with upvc double glazed entrance door, open fireplace with brick feature surround, front and rear aspect windows, central heating radiator.



### Living Room

13' 5" x 10' 0" (4.09m x 3.05m) with front aspect window, open fireplace, shelved alcove at side, central heating radiator. Door to -



### Rear Conservatory

13' 2" x 8' 3" (4.01m x 2.51m) in upvc double glazing overlooking garden and with double glazed external doors to both sides. Central heating radiator.



### Kitchen/Dining Room

15' 7" x 11' 5" (4.75m x 3.48m) (max) with front and rear aspect windows a basic range of units with working surfaces, single drainer sink unit h&c, appliance space, tiled flooring, Worcester oil fired central heating combi boiler. External door to -





**Side Porch**

## **FIRST FLOOR**

### **Landing**

Approached via staircase from the Sitting Room (There is a stair lift fitted and can be left if purchaser requires).

### **Bedroom 1**

13' 10" x 10' 8" (4.22m x 3.25m) With front aspect window with a glimpse of the sea, built in wardrobes, central heating radiator.



### **Bedroom 2/Box Room**

8' 8" x 6' 3" (2.64m x 1.91m) with front aspect window with partial sea view, access to Loft. Central heating radiator.



**Bedroom 4**

11' 8" x 8' 5" (3.56m x 2.57m) with front aspect window, again with a glimpse of the sea. Access to loft. Central heating radiator.





### Shower Room

8' 6" x 6' 7" (2.59m x 2.01m) with opaque window to rear, large walk in shower cubicle (space to replace with a bath if desired), low level flush toilet, pedestal wash hand basin, tiled walls, tiled floor, heated towel rail.



### EXTERNALLY

#### Wash Room/Utility Room

11' 6" x 8' 8" (3.51m x 2.64m) Accessed from the Side Porch. Having plumbing for automatic washing machine and door to outside Toilet.

#### To the Front -

To the front entrance of the property is a parking space for 1 or 2 vehicles with a gated pathway leading to the front door.



#### To the Rear -

To the rear the property benefit from an extensive area of grounds comprising of a level spacious lawned garden area with Greenhouse.



connected.

These buildings are no longer in use but provide great potential for some form of light industrial/workshop/mechanical repair buildings or alternatively re-development of the whole site (subject to obtaining the necessary consents).

In fact in the past planning permission was approved for the development of a dwelling on this yard but this has since lapsed.

To the rear benefits from an excellent independent vehicular access.



## **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 Instagram Pages

## **Services**

Mains Electricity Water and Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

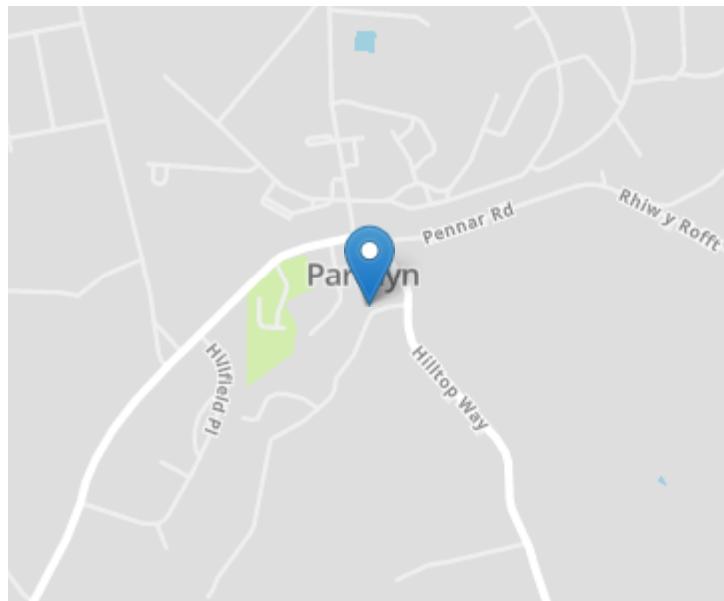
## **MONEY LAUNDERING**

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.

## MATERIAL INFORMATION

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<b>Parking Types:</b> Off Street.	<b>EPC Rating:</b> D (60)
<b>Heating Sources:</b> Oil.	Has the property been flooded in last 5 years? No
<b>Electricity Supply:</b> Mains Supply.	<b>Flooding Sources:</b>
<b>Water Supply:</b> Mains Supply.	Any flood defences at the property? No
<b>Sewerage:</b> Mains Supply.	Any risk of coastal erosion? No
<b>Broadband Connection Types:</b> FTTP.	Is the property listed? No
<b>Accessibility Types:</b> None.	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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

## Directions

From the town of Cardigan proceed North on the A487 coast road through the villages of Penparc and Tremain until you get to a roundabout. At the roundabout take the 1st exit sign posted Aberporth. Proceed to next roundabout and again take the 1st exit and follow the road towards

Aberporth. After passing the entrance to Penrallt Hotel on your right hand side a little further on you will see a turning for Parclyn. Turn left at this point and you will pass Bay View Garage on the right hand side and proceed into the village of Parclyn. As you enter the village take the 1st left hand turning. You will see a former shop on the right hand side (believed to be shortly re-opening) and a few yards further on you will see this property tucked away on the right hand side with its own private drive.

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

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