

*One of a Kind ! Character 2 bed cottage set within 5.2 acres of coastal landscape and gardens.
Outstanding views over Cardigan Bay. Tresaith near Aberporth - West Wales.*



Y Gilfach, Tresaith, Cardigan, Ceredigion. SA43 2JH.

£765,000

REF A/5595/RD

****ONE OF A KIND !****An unique opportunity to secure a character 2 bedroom cottage set within an acre or so of gardens and a total of 5.2 acres of coastal landscape owning right up to the cliff edge**An abundance of privacy**Private driveway and off road parking**Fully orientated to maximise the views over Tresaith beach and Cardigan Bay**Immediate access onto the All Wales coastal path**An unique and rare opportunity along the West Wales coastline**Well maintained and presented**Deceptively spacious accommodation**Feature front patio areas with views over the bay**Walking distance to beach**Set within a total of 5.2 Acres of gardens and woodland**A WONDERFUL OPPORTUNITY - AVAILABLE FOR THE 1ST TIME IN 40 YEARS - MUST BE VIEWED TO BE APPRECIATED !

The property is situated within the Cardigan Bay sandy cove of Tresaith with its popular public house and restaurant and sandy beach. Nearby Aberporth provides primary school, locals shops, cafes, bars and restaurants, sandy beaches, public transport connectivity and places of worship. The ever popular town of Cardigan is located some 20 minutes drive to the south with a wider range of amenities including secondary education, cinema and theatre, community hospital, retail parks, supermarkets, traditional high street offerings and employment opportunities. The Pembrokeshire coast national park is within some 30 minutes drive of the property.



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GENERAL

A rare and unique opportunity to secure a 5.2 acre holding immediately fronting onto Tresaith and its sandy beach.

The property comprises of an impressive 2 bed character dwelling, fully orientated to maximise the outlook over the bay.

The house has been modernised in recent times providing comfortable family living space with a touch of modern design with large fenestration overlooking the front garden and the bay below.

Access is from the adjoining county road onto a tarmacadamed driveway with space for 3+ vehicles to park with continuing track heading to the woodland area and pedestrian access to the front of the property and slate patio area, leading down to a lower garden, patio area and the mature gardens and summer house.

The woodland area is low maintenance and at its various points along the cliff top the All Wales coastal path intersects leading down to Tresaith Beach. We do not consider this to impact the privacy or enjoyment of the property.

All in all, a wonderful and unique offering to the market place and must be viewed to be appreciated.

The accommodation provides more particularly as follows -

GROUND FLOOR

Entrance Hallway



Accessed via a glass panel composite door with patterned quarry tiled flooring, radiator.

Ground Floor w.c.



With w.c. single wash hand basin, rear window.

Inner Hallway



Being open plan to -

Dining Room



16' 8" x 13' 9" (5.08m x 4.19m) (into side bay window), oak flooring, multi fuel burner on slate hearth, lime washed stone wall, picture window to front with views over the bay, multiple sockets, open staircase to first floor, original beams to ceiling.

Kitchen





13' 4" x 8' 2" (4.06m x 2.49m) A white farmhouse style kitchen with formica worktop, sink and drainer with mixer tap, washing machine connection, oil combi boiler, Bosch induction hobs with extractor over, Bosch electric oven and grill, rear window, tile flooring, spot lights to ceiling, part exposed stone walls.

Lounge

16' 8" x 18' 8" (5.08m x 5.69m) with a feature 8'9" wide window to front overlooking the front garden, patio area towards Tresaith beach and Cardigan Bay, oak flooring, stone fireplace with surround with slate hearth and oak mantle over, multiple sockets, tv point, fitted book shelves.





Sun Lounge

9' 9" x 12' 5" (2.97m x 3.78m) a recent modern edition to the property with full fenestration to all sides overlooking the garden and bay, double patio doors out to front slate patio, double roof lights over, multiple sockets, radiator, oak flooring.



FIRST FLOOR

Inner Landing



With airing cupboard, part tongue and groove panelling to walls, feature part stone wall, picture window to front.

Bedroom 1



11' 6" x 11' 9" (3.51m x 3.58m) a double bedroom currently with 2 single beds, oak flooring, window to front enjoying views over the bay, side window, tongue and groove panelling to walls, fitted wardrobes, radiator, multiple sockets.

Bathroom





9' 9" x 8' 4" (2.97m x 2.54m) a modern white suite including a walk in 1600 mm shower with side glass panel with waterfall head, single wash hand basin, w.c. radiator, velux.

Front Bedroom 2

14' 7" x 13' 8" (4.45m x 4.17m) a picture window to front enjoying views over Cardigan bay and Tresaith beach, custom made fitted wardrobes, side window, radiator, velux roof light over, multiple sockets, part exposed stone walls and part tongue and groove panelling. Access to loft.





EXTERNALLY

Access.

The property is accessed via a tarmacadamed driveway to the rear of the property with space for 3+ vehicles to park and continuing grass track leading onto the woodland area and rear of the garden.

To the Front





Pedestrian access into a large side and front slate patio area with balcony area to front enjoying a west aspect overlooking Tresaith beach, Cardigan Bay and the garden below.

The patio area wraps around the front of the property leading to an area of raised timber decking which links onto the garden space.

Ramped access leads down to the lower area of the house with access to -

Underground Storage Space



7' 3" x 15' 9" (2.21m x 4.80m) with 5'7" ceiling height on a concrete base.

Potting Shed



8' 2" x 9' 4" (2.49m x 2.84m) with window to front, concrete base, 5'7" height.

Lower Patio Area





With stone wall boundary overlooking the garden and enjoying all day sunshine with views to the bay and over the extent of the whole property with continuing steps leading down to -

Summer House



Currently used as storage but offers a wonderful amenity space during the summer month.

Main Garden

Carefully manicured and managed over the last 40 years providing mature planting, shrubs and trees throughout with pockets of planting in areas and intersected by areas of grassed lawn.

At the lower end of the garden there is a separate right of way vehicular access to the property which assists with the maintenance of the garden and woodland area.

In total the property extends to some 5.2 acres which includes approximately 4 acres of sloping woodland area which wraps around the cove of Tresaith providing protected privacy to the property on two sides along two sides with vehicular access for maintenance from the entrance of the property.





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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

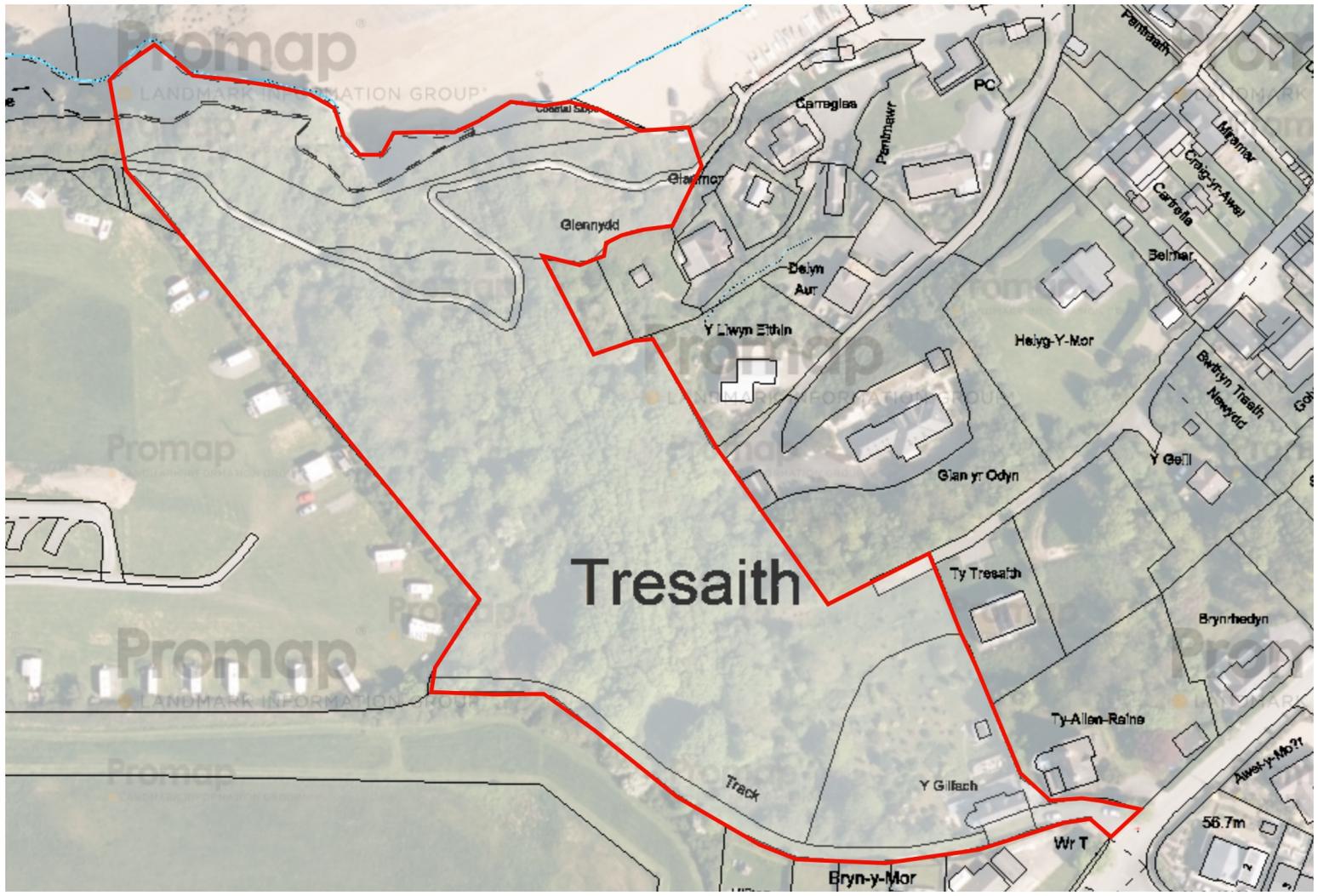
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Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

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



Directions

Heading north from Cardigan on the A487, proceed through the village of Penparc and Tremain. Continue through Blaenannerch and Blaenporth until you reach Tanygroes and at the crossroads take the left hand turning sign posted Aberporth. Proceed down and after some 2 miles you will enter the village of Aberporth. Take the 1st right hand exit sign posted Ffordd Tresaith. Proceed along this road for approximately 1 miles until you reach Tresaith and on the bend leading down to the village, take the left hand exit immediately after the new housing estate on your right hand side which is the access to Y GILFACH.

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

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