

*Character 3 Bed Period Property set within just under 1 Acre of mature landscaped gardens.  
Ponthirwaun Near Cardigan/Newcastle Emlyn - West Wales.*



**Pantglas, Ponthirwaun, Cardigan, Ceredigion. SA43 2RJ.**

**£375,000**

**Ref R/3976/RD**

**\*\*Period 3 Bed Detached Property\*\*Wealth of original character features\*\*Set within just under 1 Acre of grounds\*\*Recently constructed car port\*\*Private off road parking\*\*Useful side paddock\*\*High quality polytunnels and extended garden with feature stream\*\*A wonderful 'cosy' home\*\*Separate field access ideal for those with a horticultural interest/small hobby farming\*\*Great countryside outlook\*\***

Situated within the rural village of Pontrhirwaun which lies equi distant 10 minutes drive from the towns of Newcastle Emlyn and Cardigan and also the Cardigan Bay coastline at Aberporth and Tresaith. Nearby Cardigan offers a wealth of facilities and services including primary and secondary schools, 6th form college, community health centre, cinema and theatre, traditional High Street offerings, retail parks, supermarkets, industrial estates and good employment opportunities. The Cardigan Bay coastline is nearby offering Blue flag sandy beaches and access to popular local coves including Mwnt, Aberporth, Tresaith and Llangrannog, as well as Poppit Sands and the Pembrokeshire coast National Park.



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## GENERAL

A wonderful Period property set within this picturesque village of Ponthirwaun.

The property boasts a wealth of original quirky and character features including inglenook fireplace and sun room overlooking the garden.

The property sits within just under an acre of grounds including well manicured and kept garden with feature polytunnels and extending garden with intersecting stream with foot bridge over.

The grounds include some mature and well established planting and flowers as well as a feature peach tree which is unusual for this area.

Within the grounds is a separate paddock which benefits from its own independent access from the adjoining highway which could be used for keeping animals such as sheep, pigs etc.

The property benefits from private off road parking with a recently constructed car port.

All in all the property enjoys all day sunshine with views over the adjoining countryside.

A great offering onto the market place.

## GROUND FLOOR

### Entrance Hall.

3' 5" x 5' 3" (1.04m x 1.60m) accessed via glass panel door, radiator, red and black quarry tiled flooring.

### Bedroom 1 (Currently used as a Dining Room)



8' 5" x 13' 3" (2.57m x 4.04m) With window to front, red and black quarry tiled floor, multi fuel burner with timber surround, exposed beams to ceiling

### Sitting Room

13' 9" x 13' 3" (4.19m x 4.04m) cosy living space with feature inglenook fire place with oak beams, multifuel burner on slate hearth, window to front, quarry tile flooring, exposed beams to ceiling, radiator, understairs cupboard





### Sun Room / Garden Room



6' 4" x 16' 1" (1.93m x 4.90m) being south-west facing and overlooking the garden with distance countryside views, space for dining table, 2 radiators, multiple sockets

### Bathroom

6' 1" x 7' 2" (1.85m x 2.18m) With sunken panelled bath with shower over, w.c. single wash hand basin, side window, Oak effect flooring, heated towel rail, Window to side.



## Kitchen



10' 3" x 11' 7" (3.12m x 3.53m) accessed from the lounge but also with dual aspect access from the front and rear via glass panelled door from front parking space and access to rear garden and verandah.

Kitchen providing Oak effect custom made base units for the room, space for electric oven, stainless steel sink and drainer with mixer tap, dual aspect windows to front and rear allowing excellent natural light, radiator, tiled flooring, exposed beams to ceiling, connecting door into -



## Utility Room

Housing a recently installed Grant combi boiler, tiled flooring, range of shelving.



## Store Room

Room 1 12' 3" x 7' 1" (3.73m x 2.16m) Split into 2 with original timber doors to front parking area and rear garden, exposed A frames and beams to ceiling.

Room 2 5' 7" x 11' 2" (1.70m x 3.40m) with a range of shelving, high level window.



## FIRST FLOOR

### Landing



With access to Loft. Window to front, original tongue and groove panelling to walls, radiator.

### Bedroom 1

11' 1" x 11' 7" (3.38m x 3.53m) a double bedroom, window to front. Recently installed fitted wardrobes, radiator, multiple sockets.



### Bedroom 2

8' 3" x 13' 7" (2.51m x 4.14m) a double bedroom with original cast iron fireplace with timber surround, window to front, painted timber flooring, radiator.



## EXTERNALLY

## To the Front



The property is approached from the adjoining county road to a walled forecourt to the front of the house and side parking area with gated entrance into a private gravelled parking space.

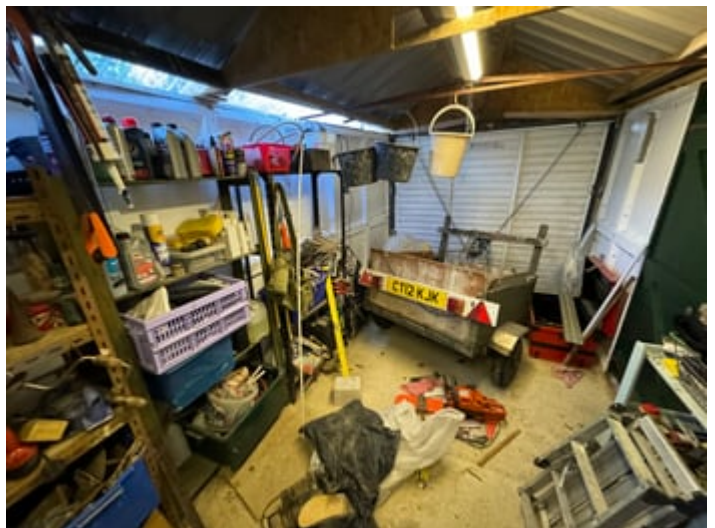
## Recently constructed car port

16' 5" x 16' 3" (5.00m x 4.95m) of Oak frame with space for 2 cars with concrete base. Powder coated zinc roof. Access to



## Side Garage/Workshop

8' 4" x 16' 1" (2.54m x 4.90m) with steel up and over door to front with concrete base, multiple sockets, range of fixed work benches.



## Rear Garden



Footpath access leading down to a south west facing garden passing the feature Peach tree and leading onto the rear patio with a covered verandah into the kitchen area of the house and access to the side storage rooms and continuing footpath to a wonderful garden with mature planting and flowers with raised beds to borders.

Continuing footpath leading through to -



## 2 Large Polytunnels



30' 0" x 14' 0" (9.14m x 4.27m) of high quality construction with central footpaths and raised beds to both sides.



## Extending Garden



Continuing garden down to stream which leads to a further extended garden area with option of extending the vegetable patch or use it for additional grazing or just as a lawn being completely private and not overlooked.

### Side Paddock

To the side of the main garden is a paddock which benefits from independent roadside access and allows for keeping animals on or extending the existing feature garden.



### Old Railway Carriage

Which could be converted into an office/Airbnb - (stc).



### Tenure

The property is of Freehold Tenure.

### 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.

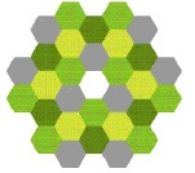
### **Services**

The property benefits from mains water and electricity. Private Drainage. Oil fired Central Heating.

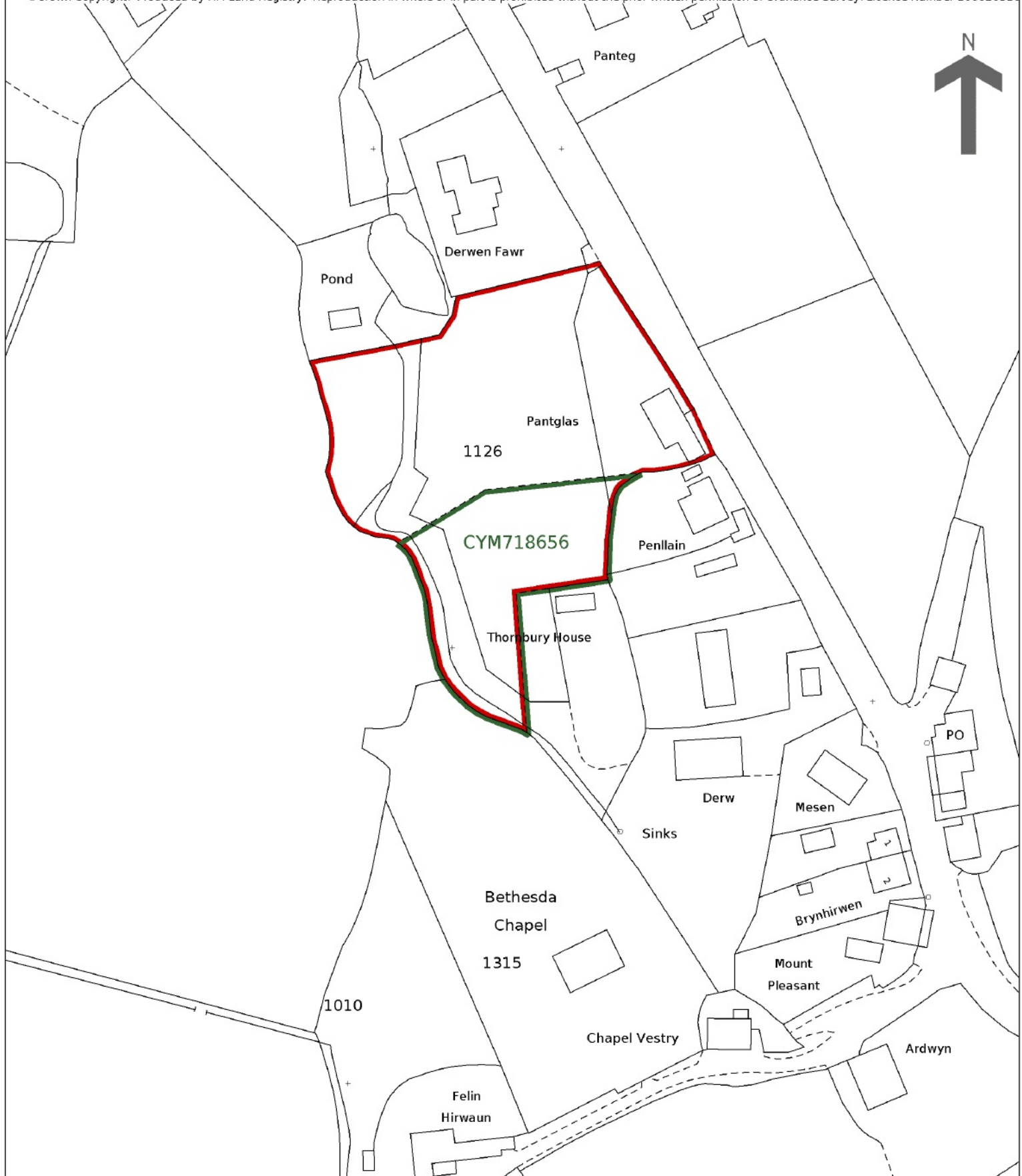
Council Tax Band E.

HM Land Registry  
Official copy of  
title plan

Title number **CYM131794**  
Ordnance Survey map reference **SN2645SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**

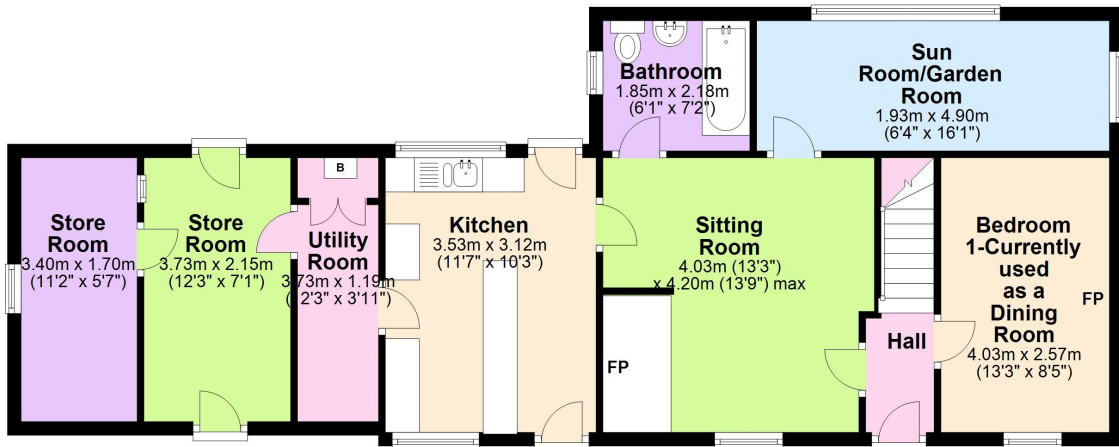


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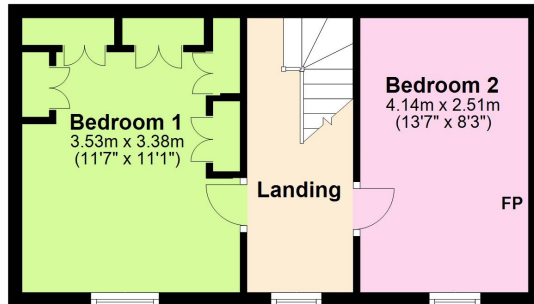
### Ground Floor

Approx. 78.4 sq. metres (843.9 sq. feet)



### First Floor

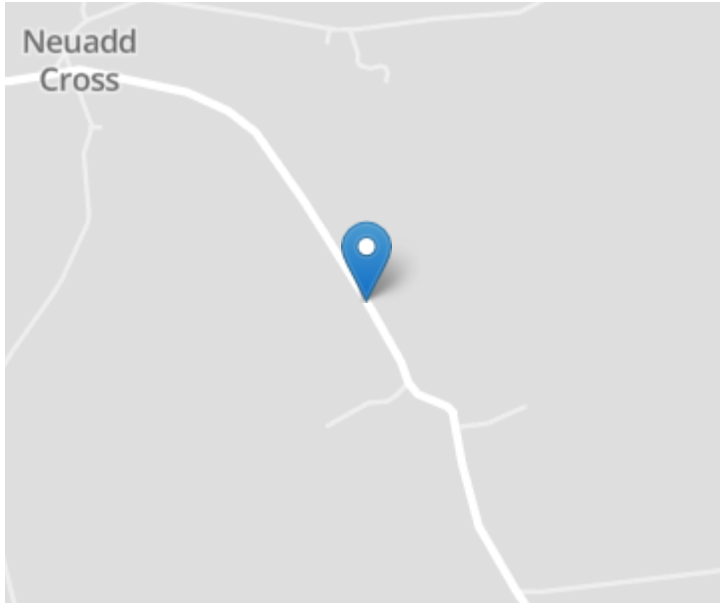
Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 108.8 sq. metres (1170.9 sq. feet)

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

**Pantglas, Ponthirwaun, Cardigan**



### Directions

From Cardigan on the roundabout on the A487 and A484 head East sign posted Newcastle Emlyn and Carmarthen. Passing Parc Teifi Industrial estate on your left hand side, take the next left hand exit onto the B4570 sign posted Cwm Cou. Continue along this road for approximately 4 miles, passing the crossroads with the Penllwyn Du public house and continuing along the B4570 until you come down into Neuadd Cross. Proceed through the crossroads, continuing along the B4570 and you will start travelling down hill into Ponthirwaun. Having entered the village the property is located on the left hand side some 200 yards down the road.

### 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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	

For further information or to arrange a viewing on this beautiful property, contact us:

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