CARDIGAN
BAY
PROPERTIES
EST 2021

Glaspant, Tregroes, Llandysul, SA44 4NE

Offers in the region of £470,000

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- Detached stone character home
- Beautiful landscaped gardens
- Stunning garden/sun room extension
- Character features throughout
- Solar panels fitted to roof
- Hamlet location in Tregroes near Llandysul
- Gated rear parking for 2–3 vehicles
- Three bedrooms plus dressing room/study
- Two bathrooms and utility room
- EPC : D

About The Property

Looking for a character-filled country home with beautifully established gardens, flexible living space and a lovely rural setting in West Wales? This attractive stone-built property in the hamlet of Tregroes, near Llandysul, combines original features, generous accommodation and a striking garden room extension, all within easy reach of Cardigan Bay and the Ceredigion coastline

Tucked away within the small hamlet of Tregroes near Llandysul, this attractive detached stone property offers a lovely mix of traditional charm and practical modern living. Full of character features including exposed beams, wooden flooring, sash-style windows and fireplaces, the house has evolved over time to create a warm and versatile family home with beautifully maintained gardens surrounding it.

The approach to the property immediately sets the tone, with gated parking positioned to the rear providing space for approximately two to three vehicles. The stone exterior gives the house plenty of kerb appeal, while mature planting and landscaped gardens soften the setting and create colour and interest throughout the grounds.

The gardens are a real feature here. Carefully planned and well established, they wrap around the property with paved seating areas, shaped lawns, mature shrubs, flowering borders and tucked-away corners to sit and enjoy the surroundings. The rear garden in particular feels incredibly private, with the impressive garden room extension opening directly onto the outside space through wide glazed doors.

The accommodation flows well and offers flexibility depending on requirements. Entering into the hallway, doors lead through to the principal ground floor rooms. The living room is full of character, with exposed ceiling beams, timber flooring and a wood burning stove set within the fireplace creating a cosy focal point. Dual aspect windows allow plenty of natural light while maintaining the cottage feel that runs throughout the home.

Continued :
The kitchen is a particularly sociable space, combining fitted units with room for dining and everyday family life. Exposed stonework and beams continue the character theme, while the layout provides a practical working kitchen with ample storage and worktop space. There is enough room here for informal dining and entertaining, making it very much the heart of the house.

One of the standout spaces is undoubtedly the superb garden room extension positioned to the rear. Designed with vaulted ceilings, exposed timber trusses and extensive glazing, this room connects beautifully with the gardens and brings the outside in throughout the seasons. Currently used as an additional sitting and workspace, it could easily adapt to a range of uses including studio space, hobbies room or further family living accommodation. The natural light in this room is exceptional and the outlook across the gardens is particularly attractive.

Also on the ground floor is a useful study positioned to the front of the property, ideal for home working or additional reception use. A utility room provides further practical storage and laundry facilities, while a ground floor shower room adds flexibility for guests or multi-generational living.

The first floor continues the same welcoming feel found downstairs. The landing itself is bright and airy, leading to three bedrooms along with an additional room currently used as a dressing room but equally suited as a nursery, study or hobby room.

The principal bathroom is generously sized and full of personality, featuring exposed beams, soft blue tones and space for both

everyday family use and relaxation. The bedrooms each enjoy pleasant outlooks over the surrounding gardens and countryside, with a calm and comfortable feel throughout.

There is also a useful attic room located above the study that adds another useful space to the property and could work well for storage etc

Externally, the gardens are clearly a labour of love and offer a variety of different areas to enjoy throughout the day. The paved seating areas sit perfectly alongside the lawns and planting, while mature hedging and trees help create a real sense of privacy and shelter. There is also useful outdoor storage and greenhouse space for keen gardeners.

The location in Tregroes provides a rural setting while still being convenient for nearby amenities. Llandysul is only a short drive away and offers shops, cafes, schooling and everyday facilities, while the wider West Wales coastline and beaches around Cardigan Bay remain within easy reach for days by the sea, coastal walks and exploring the surrounding countryside.

Properties combining this level of character, mature gardens and flexible accommodation are increasingly hard to find, particularly in such an appealing rural setting. Viewing is highly recommended to appreciate the atmosphere, space and lifestyle on offer

INFORMATION ABOUT THE AREA:
Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Hallway
5'2" x 9'10"

Kitchen/Dining area
11'4" x 24'8" (max I shape)

Living room
13'6" x 13'7"

Study
13'9" x 12'6"

Utility Room
5'11" x 7'10"

Shower Room
4'0" x 7'11"

Sun Room
13'7" x 15'8"

Landing
5'0" x 18'0"

Bedroom 3
11'8" x10'4"

Bathroom
8'1" x 10'5"

Bedoom 2
8'0" x 13'8"

Child's Bedroom 4 / Dressing Room
7'3" x 6'0"

Bedroom 1
11'10" x 13'9"

Attic space over Study
13'11" x 9'7"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains & Solar Electricity, the owner informed us they received £3,000 back from the electricity company last year.
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating, and log burner in the dining area and lounge
BROADBAND: Connected Standard *** up to 150 Mbps Download, up to 30 Mbps upload *** Wireless Fibre
PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Poor signal the owner uses WiFi, please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: - N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of, but the neighbour behind received planning permission in 2013 to build a house.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. There are bats in the main attic. Please read the important information paragraph in our details.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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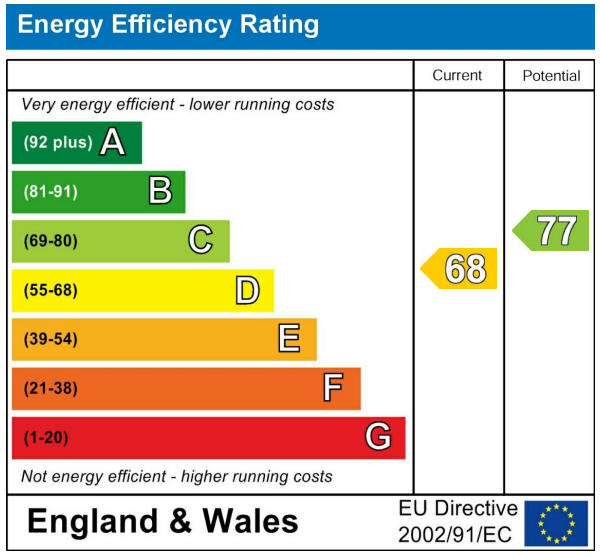
DIRECTIONS:

From Cardigan, travel up the main coastal road A487 to Synod Inn, turn right onto the A486 towards Llandysul, as you reach the village of Croes-Lan, turn left signposted for Tregroes, continue on this road until you reach the hamlet of Tregroes, go straight across the cross-road and the house is located on your left. what3words: ///sing.latched.snowboard



Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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