



**Talsarn, Nr Tresaith, Cardigan, SA43 2JF**

**Offers in the region of £445,000**



- Five-bedroom detached stone cottage with a modern extension.
- Kitchen split into two functional areas, complete with a gas range cooker.
- Master bedroom with glazed wall, balcony access, and breathtaking sea views.
- Gardens to the rear and side featuring mature trees, down to a stream, and a covered seating area.
- Original character features, including exposed stone walls, fireplaces, and wooden paneling.
- Set on just under an acre of land with scenic views down the Tresaith valley to the sea.
- Multiple reception rooms, including a living room, dining room, and a snug with exposed stone walls.
- Double doors from the lounge and kitchen leading to a decked terrace overlooking the valley.
- Off-road parking for up to six vehicles.
- EPC Rating: E

## About The Property

This characterful four/five-bedroom detached stone cottage, extended to blend traditional charm with modern touches, is set on just under an acre of land. Nestled in the heart of the Tresaith valley, the property boasts captivating views stretching down to the sea. Inside, it balances rustic features like exposed stone walls and original wooden details with thoughtful updates designed to take in the surrounding scenery.

The home opens to a welcoming entrance hall, leading to various ground-floor rooms. The living room, rich with character, features exposed stone walls and a substantial fireplace fitted with a log burner, although it isn't in use. A second unused log burner can be found in the dining room, adding character to this versatile space. The kitchen, split into two distinct areas, offers plenty of storage with base and wall units. A gas range cooker is the focal point of the primary kitchen, while the second kitchen area benefits from garden views and provides additional counter space, a one-and-a-half sink with a drainer, and a dishwasher.

Off the kitchen, the rear hall with its original wooden panelling gives access to a snug with exposed stone walls, creating an intimate space for relaxation. The rear hall also leads to the back porch, which is practical in design, offering space and plumbing for a washing machine and tumble dryer.

The property's extension seamlessly enhances its functionality and takes advantage of the views. Double doors from the extension's kitchen area open onto a decked terrace, showcasing sweeping valley and sea views. From here, a door leads to a spacious lounge with its own set of double doors to the decking, making it a perfect spot for entertaining or relaxing. The extension also includes a wet room and a staircase to the master suite. The master bedroom is a standout feature of the property, boasting a glazed wall with double doors opening onto a private balcony. From this vantage point, the valley and sea views beyond.



Continued;

From the original entrance hall, stairs lead to the first floor, which hosts a family bathroom, two double bedrooms, and a single bedroom and a smaller cot room or office room. Each room retains the cottage's original character, with elements such as original doors adding charm.

Outside, the property's grounds enhance its appeal. The front garden is bordered by a stone wall and features a lawned area with a path to the front door. The side of the house includes a driveway with space for off-road parking for up to six vehicles and steps leading to the rear porch. The rear garden is predominantly lawned,

interspersed with mature trees and shrubs, and slopes gently down to a stream. To the side, a covered seating area offers a sheltered spot to enjoy the sea views, while the garden layout overall provides a mix of functionality and natural beauty.

With its blend of traditional features, spacious layout, and enviable location, this cottage offers an opportunity to enjoy Tresaith valley at its finest.

Entrance Hall  
8'6" x 3'10"

Living Room  
13'10" x 12'6"

Dining Room  
14'0" x 9'8"

Rear Porch

7'4" x 6'2"

Kitchen

9'9" x 6'9"

Kitchen Area

10'1" x 7'2"

Snug

13'4" x 6'10"

Wet Room

7'7" x 6'4"

Lounge

20'5" x 13'5"

Landing

5'11" x 5'0"

Window to rear, door to:

Bedroom 1

18'11" x 10'4"

Balcony

10'3" x 6'5"

Open plan, door to:

Landing

14'0" x 6'0"

Bathroom

8'11" x 6'11"

Two windows to rear, skylight.

Bedroom 2

14'0" x 9'10"

Bedroom 3

7'9" x 5'3"

Bedroom 4

13'11" x 9'6"

Bedroom 5

9'10" x 6'10"

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E – Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Private water (borehole fed which is filtered by UV filters (list details))

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected – TYPE – Superfast \*\*\* – up to 123 Mbps Download, up to 20 Mbps upload \*\*\* FTTP. – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal

Available limited, 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 none 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 the title deeds state the owner will need to maintain in good repair and condition a stockproof fence or hedge along the boundary of the property

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.

**ACCESSIBILITY/ADAPTATIONS:** The seller has advised that there is a wet room in 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.

**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.

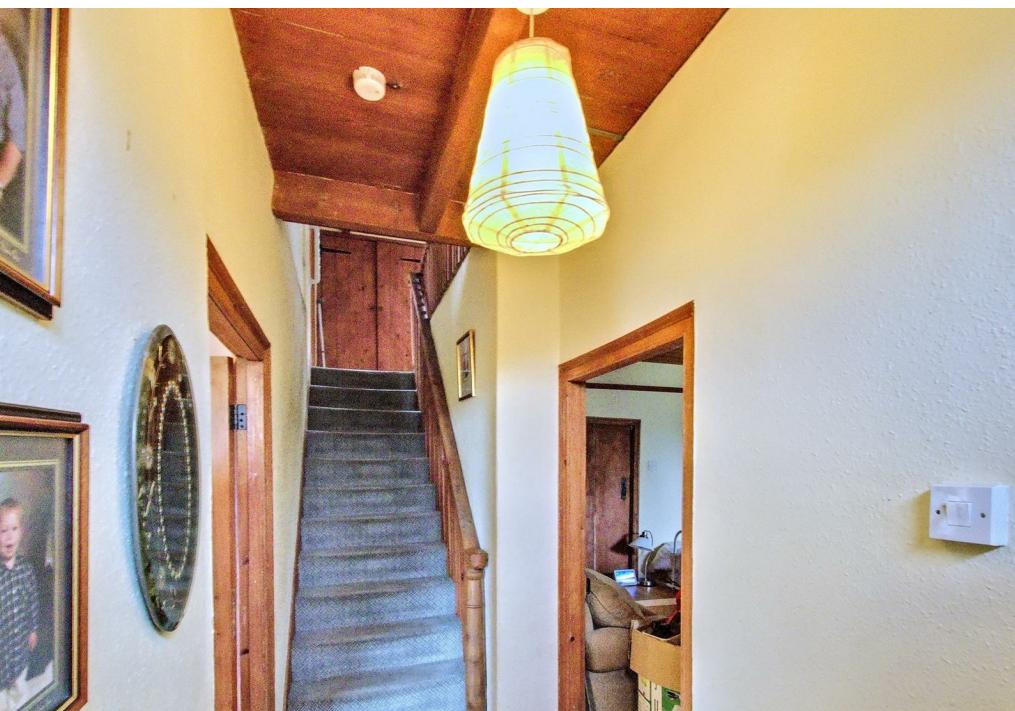
**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the 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.

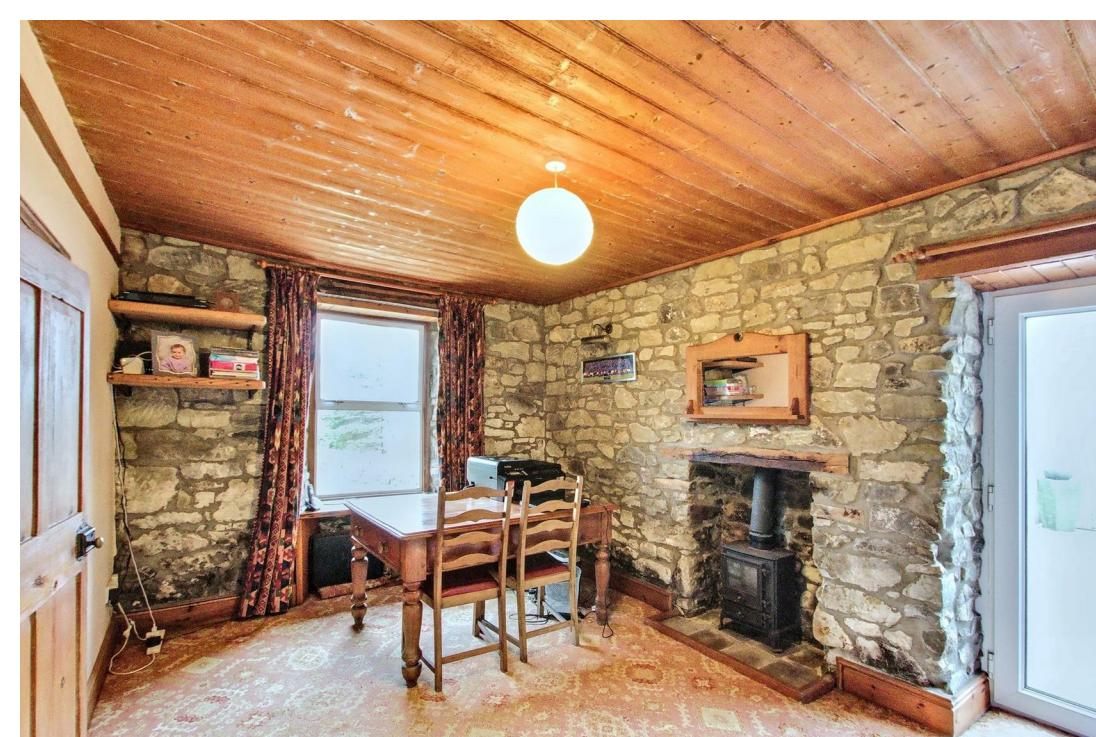
**VIEWINGS:** By appointment only. Please read the important essential information, this property benefits from private water and private drainage. There is a small slate works close by.

**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.

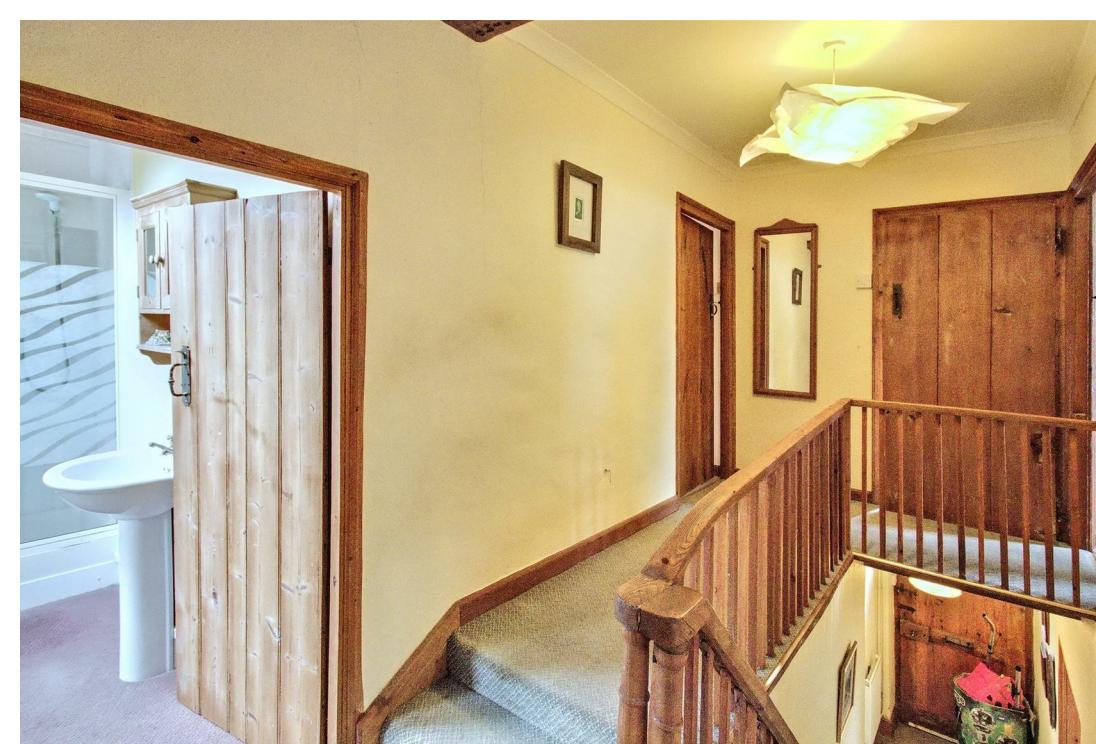














#### DIRECTIONS:

Head out of Cardigan along the A487 northwards until you reach the village of Tanygroes. Carry on through the village and as you leave you will see a small left-hand turning. Turn down this road, heading for Tresaith. Carry on down the hill for approximately 100 yards and the property is located on the right, denoted by our for sale board. what3words : //known.jolt.chariots

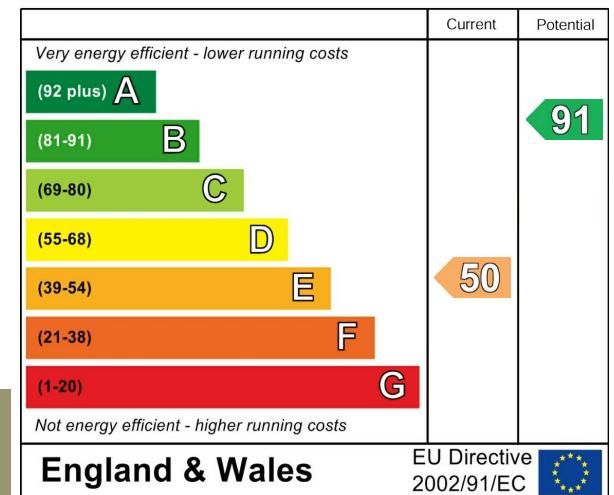




Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.



#### Energy Efficiency Rating



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