CARDIGAN
BAY
PROPERTIES
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Esgair Felin, Tresaith, Cardigan, SA43 2JG

Offers in the region of £595,000

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- Semi-Detached three/four-bedroom family home
- Agricultural barn with excellent storage potential
- Conservatory overlooking the gardens
- Principal bedroom with en-suite shower room
- Close to Tresaith Beach and the West Wales coastline
- Set in approximately 8.72 acres of land
- Spacious kitchen with open dining area
- One/two reception rooms
- Mature gardens, patios and ample parking
- EPC Rating : D

About The Property

Looking for a home with land close to the coast, where countryside views stretch towards Cardigan Bay and there's room for family life, hobbies or a smallholding? This "Upside-Down house" is a semi-detached three/four-bedroom home sits within approximately 8.72 acres, complete with an agricultural barn, established gardens and sea views from the field, all just a short distance from Tresaith Beach.

Positioned in a sought-after part of West Wales, this home combines generous living space with acreage that's becoming increasingly difficult to find so close to the Cardigan Bay coastline. The setting near Tresaith and neighbouring coastal villages only a short drive away, making it suited as a home.

The property is approached via a driveway leading to parking and the agricultural barn, with the surrounding land located above and to the left of the house to create a wonderful sense of space. The gardens have been thoughtfully arranged with lawns, mature planting, patio seating areas and gently rising ground behind the house that takes full advantage of the far-reaching countryside outlook.

Inside, the accommodation is bright, practical and designed for modern family living. The kitchen opens into a spacious dining area, creating a sociable heart to the home with plenty of room for everyday meals or entertaining. A breakfast bar provides additional workspace, while an extensive range of fitted units offers excellent storage.

The adjoining sitting room is a welcoming space with exposed ceiling timbers, an attractive fireplace and windows overlooking the gardens. Double doors lead directly into the conservatory, creating another reception area that enjoys views across the patio and lawns throughout the seasons. With doors opening onto the garden, it naturally extends the living space during the warmer months.

Details continued:
Also on the upper floor is a useful second reception room, ideal as a snug, home office or playroom or a fourth bedroom, together with a modern shower room.

The staircase goes down to the ground floor where three well-proportioned bedrooms provide comfortable accommodation for family and guests. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, fitted with a corner bath, creating flexibility for growing families.

Externally:
Outside is where this property really begins to stand apart. The immediate gardens have been designed for outdoor enjoyment, with generous patio areas for dining, level lawns and mature hedging providing shelter and privacy. Beyond the formal garden the land extends to approximately 8.72 acres, offering grazing, recreational space or opportunities for those looking to keep animals, subject to any necessary consents.

The substantial agricultural barn provides excellent storage for machinery, equipment, vehicles or workshop space and complements the lifestyle potential that the acreage provides.

From the higher sections of the land there are lovely open views across the surrounding countryside with sea views towards Cardigan Bay, creating a wonderful backdrop that changes with the seasons.

Situated close to the popular seaside village of Tresaith, the property enjoys easy access to one of West Wales' most picturesque beaches, renowned for its waterfall, sandy bay and access to the Ceredigion Coast Path. Nearby villages provide everyday amenities, while the market town of Cardigan offers a wider selection of shops, supermarkets, cafés, schools and leisure facilities.

This is a property that offers considerably more than a family home. The combination of generous accommodation, extensive land, useful agricultural buildings and proximity to the coast creates a rare opportunity to enjoy the best of country living within easy reach of the Cardigan Bay coastline.

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.

Porch
7'8" x 6'5"

Landing
8'6" x 7'1"

Shower Room
5'11" x 7'4"

Living/Dining/Kitchen Area
19'4" x 12'0" (max)

Conservatory/Sunroom
12'10" x 11'5"

Snug/Bedroom 4
12'2" x 8'7"

Ground Floor Hallway
2'9" x 11'10"

Bedroom 1
10'0" x 10'4"

En-Suite
6'2"x 6'6"

Bedroom 2
8'6" x 13'10"

Bathroom
8'6" x 8'6"

Bedroom 3
11'9" x 8'6"

Agricultural Shed
60 x 30

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/Ample Space for multiple vehicles, including horseboxes Large Shed/Garage.
PROPERTY CONSTRUCTION: Traditional Build Block/Stone
SEWERAGE: Private Drainage; septic tank is shared with 4 properties. The septic Tank is in a field
nearby, and the soakaway is in the field below the septic tank. To access, we need to inform the

Farmer just in case there are cows on the land. There is an easement in place.
allow for maintenance/emptying properties:
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING:Gas central heating (LPG)
BROADBAND: Connected - TYPE - Standard ***- up to Download:_149 Mbps Upload: 31 Mbps *** ADSL. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home/ EE 67% Vodaphone 65% O2 59% Three 56% , 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. / details...(Eg any unsafe cladding, asbestos etc)
RESTRICTIONS/COVENANTS: The seller has advised that there are none that they are aware of. / details...(e.g. listed building, covenants, restrictions of use, use of land etc)
RIGHTS & EASEMENTS: The seller has advised that they share the driveway with the neighbours, and they drive through our driveway to get to their property, 50% Maintenance, Share Emptying Septic Tanks cost to be shared by 4 properties. Easement to access to the water pipe and water meter. Easement also to the Septic Tank.
FLOOD RISK: 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 entrance is wheelchair accessible.
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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
The entrance driveway is a bit steep and is also shared with 1 other property, with shared maintenance. This is a semi-detached home.

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.

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.

TR/TR/07/26/OK

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 turn. Turn down this road, heading for Tresaith. Carry on down the hill for approximately 200 yards and the property is located on the right, you will see a complex of converted stone barns, pass these properties and there is a driveway to the right, drive up there and turn right the property is located on your right what3words ; ///grownup.swoop.earth entrance : ///unsigned.punctuate.qualifier

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Contact Claire on 01239 562 104 or claire@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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