



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Y Granell, Cardigan, SA43 2JG  
Offers in the region of £200,000



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# Y Granell, Tresaith, SA43 2JG

- 2 Bedroom apartment,
- Stylish open-plan kitchen/living/dining space
- Leasehold apartment
- Modern bathroom with separate bath and shower
- 2 min drive to Tresaith beach
- Near Tresaith coastal path and beach a walk away
- Freehold garden and patio with east and south-facing aspects
- All rooms on one level
- Parking for over 4 cars
- EPC rating : D

## About The Property

Tucked along a quiet country road not far from the sea, this 2 bedroom apartment is part of a characterful barn conversion that blends the charm of original stonework with the comfort of modern touches. This first-floor, two-bedroom property benefits from rare off-road parking and direct level access, making life that bit easier whether coming and going with shopping or settling in for the long term, along with plenty of parking and an enclosed garden.

From the parking area, a short walkway leads to the front door, which opens into the front porch area that is also used as a utility room with a washing machine and tumble dryer, there's room for storage and even a place to shake off sandy shoes after a walk along the nearby coastal path.

Inside, the apartment is laid out across one level, with a central hallway connecting all rooms. There's a useful airing cupboard housing the gas-fired boiler, plus another deep storage cupboard with double doors.

The standout feature is the open-plan living/kitchen/dining area – a light-filled space thanks to windows on three sides. The kitchen section has a classic farmhouse feel, with a range of base and wall units, and a central island that doubles as a prep zone and breakfast bar. Built-in appliances include a Range Master style electric and gas cooker with multiple ovens and a large hob, an integral fridge-freezer, and dishwasher, and an extractor hood. And the sink is set beneath the window,

The kitchen flows naturally into the dining area, where there's plenty of room for a good-sized table and chairs. Beyond that, the living area easily takes a family-sized sofa setup, without feeling cramped.

Both bedrooms are doubles. The master bedroom, facing east, looks out across the front garden and parking area and features mirrored built-in wardrobes. The second bedroom is west-facing, catching the late afternoon light, and would work well as a guest room or a home office.

## Offers in the region of £200,000



### Continued

The bathroom is finished with floor-to-ceiling tiling in a clean, neutral palette. It includes both a curved bath and a separate walk-in shower, as well as a vanity unit, WC, and generous storage cupboard.

Outside, there is a decked area that flows onto the garden and the patio area is a perfect area to sit catching the morning and early afternoon sun, there is an additional lawn area, with flowers, and shrubs around the borders,

and off-road parking for over 4 cars. It's a versatile outdoor space with plenty of room to enjoy alfresco dining, a barbeque or a morning coffee before heading down to the beach.

Offered with a 999-year lease commencing from 2000, some of the fixtures and fittings may be available via separate negotiation, this spacious apartment is well-suited to those looking for a weekend base near the coast, a lock-up-and-leave holiday let, or a practical option

for a home.

Entrance Porch/Utility area  
7'9" x 5'7"

Hallway  
18'0" x 5'2"

Lounge/Diningroom/Kitchen  
26'6" x 17'3"

Bedroom 1  
19'5" x 10'11"

Bedroom 2  
11'4" x 9'9"

Bathroom  
11'10" x 6'6"

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

COUNCIL TAX BAND: - Ceredigion County  
Council

TENURE: LEASEHOLD (Flat 999 yr lease  
from 2000. Ground rent £25 per year.

Freehold parking & garden

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional  
Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG ) boiler servicing the  
hot water and central heating

BROADBAND: Not Connected . - PLEASE  
CHECK COVERAGE FOR THIS PROPERTY  
HERE - <https://checker.ofcom.org.uk/>  
(Link to [https://checker.ofcom.org.uk](https://checker.ofcom.org.uk/))  
MOBILE SIGNAL/COVERAGE INTERNAL:

Signal Available , please check network  
providers for availability, or please check  
OfCom here -

<https://checker.ofcom.org.uk/> (Link to  
[https://checker.ofcom.org.uk](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 there they have a right of  
way over the entrance drive and shared  
maintenance costs.

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 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.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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. This is a leasehold flat 999 yrs from 2000, The entrance driveway is also shared maintenance with 2 other parties, shared access driveway.

The Garden and parking area is freehold .

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.









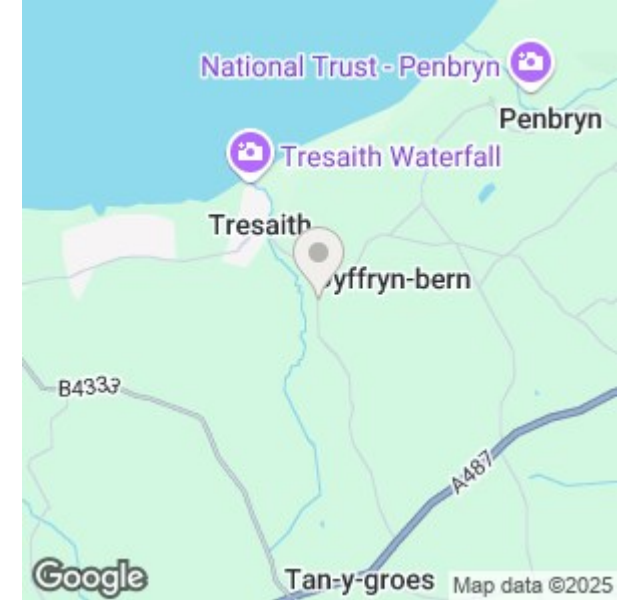
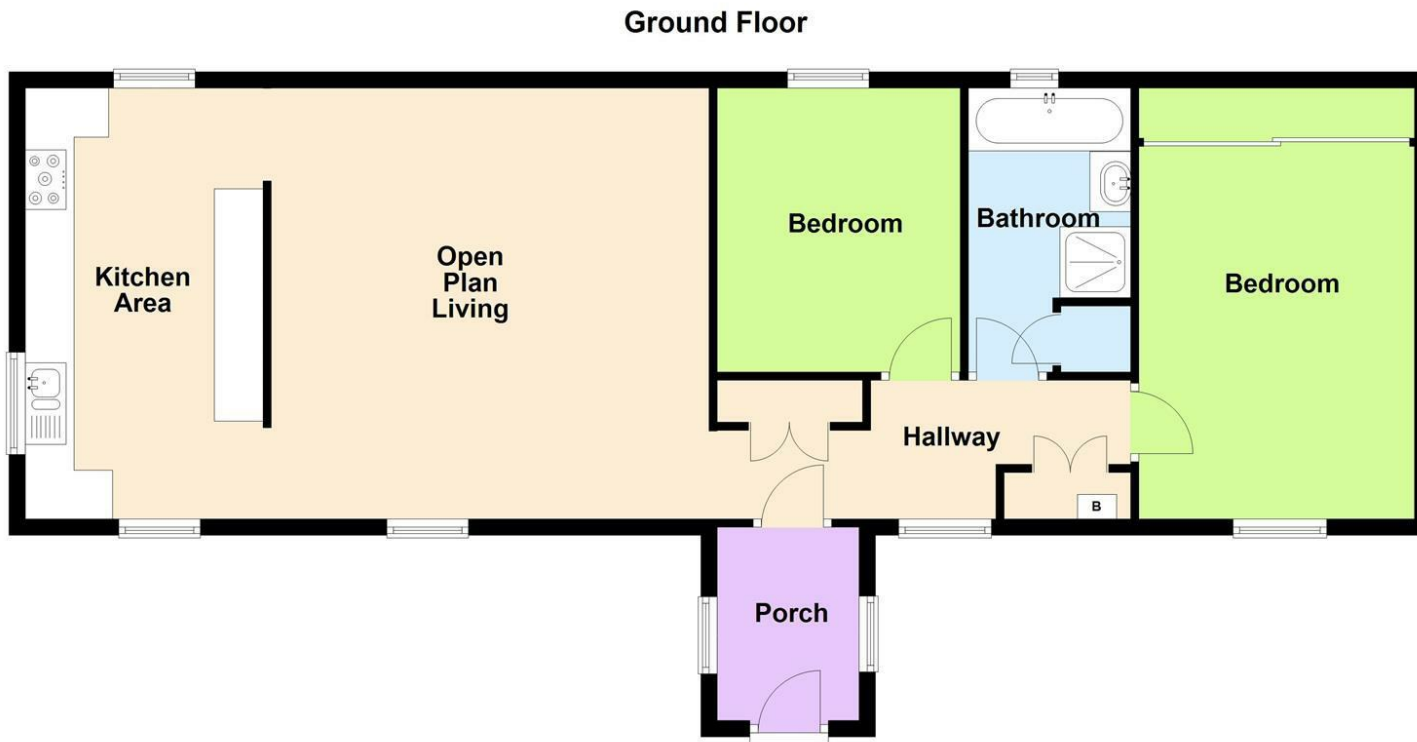





### DIRECTIONS:

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 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 and the apartment is located towards the end on the right. what3words ; roadside: ///inhabited.revives.reach entrance : ///unsigned.punctuate.qualifier





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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