



CARDIGAN
BAY
PROPERTIES

EST 2021

Trellacca, Cardigan, SA43 1SJ
Offers in the region of £475,000



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Trellacca, Tremain, SA43 1SJ

- Four-bedroom character home with three reception rooms
- Detached one-bedroom annex with en-suite and private access
- Generous kitchen/dining room and separate utility/boot room
- Main bedroom with en-suite plus two further bathrooms upstairs
- Thoughtfully maintained garden on approximately 0.25 acres
- Outbuildings including workshop, shed and summer house
- Brick-paved patio linking the main house and annex
- Sweeping driveway with ample off-road parking
- Set just off the Coast road with access to Cardigan Bay and West Wales
- EPC Rating : Main House E. Annexe : E

About The Property

Looking for a spacious character home with a separate annexe and countryside views? This four-bedroom house in Tremain, just off the main coast road and close to Cardigan Bay in West Wales, offers flexibility, generous gardens, and practical outbuildings across a well-kept quarter-acre plot.

This characterful four-bedroom home with a detached one-bedroom annexe brings together traditional features, generous space, and a location that offers both convenience and a connection to the surrounding countryside of West Wales. With Cardigan Bay within easy reach, and the town of Cardigan a short drive away, this property makes good sense for anyone looking to combine comfort with flexibility, whether that’s for extended family, guests, or additional income (subject to permissions).

The main house sits back from the road, accessed via a tarmac driveway that curves gently through the front garden, providing off-road parking for multiple vehicles. A mix of established trees, shrubs, and seasonal planting wraps around the house, giving it a settled and well-maintained look from the outset.

Inside, the entrance hall is a spacious space, tiled underfoot and featuring a semi-vaulted ceiling and double-glazed window to the front. The oil-fired boiler is housed in a discreet under-stairs cupboard, keeping the hallway uncluttered. Doors from here lead through to the key reception rooms.

The lounge features a fireplace with a marble surround and ceiling beams that add subtle character without being overpowering. With a rear-facing window and French doors opening onto the patio are it keeps the room light throughout the day. Wall lights provide gentle evening lighting. Also from the hallway, a door links directly to the snug room with an ornate open fireplace. The snug mirrors many of the same features as the dining room– including beams and dual-aspect windows – offering a sense of flow between the two, as both these rooms also have beautiful arched windows.

Offers in the region of £475,000



Continued
The kitchen is accessed from either the hallway or the dining room, and is a welcoming and practical working space, fitted with a full range of base and wall units, tiled splashbacks, and a tiled floor. There’s an integrated fridge-freezer, Bosch dishwasher, eye-level AEG oven with grill, and a separate four-ring hob with extractor above. A serving hatch connects this room to the lounge, making it easier to use the two rooms during larger gatherings. There’s space for a table and chairs in the kitchen too, for everyday meals.

An inner hallway links to a cloakroom with a vanity basin and WC, as well as the boot room and utility. This area is fitted with further units, a sink, plumbing for a washing machine, and space for additional white goods. A double-glazed stable door provides easy access to the patio area and

rear garden, and the tiled floor throughout this area helps keep it low-maintenance.

Upstairs, the landing is lit by two double-glazed skylights and includes a sizeable airing cupboard housing the hot water cylinder with shelving. There’s also access to the loft space from here.

The main bedroom is a generous double, with a picture window to the side, built-in wardrobes, and its own en-suite shower room. The en-suite includes a corner shower, WC, and a vanity unit basin, with tiled walls and a window to the front.

Bedroom two is another spacious double with fitted wardrobes, windows to the rear and side, and access to eaves storage. Bedroom three also features rear-facing windows, wardrobes, and a vanity basin. Bedroom four, while slightly more compact,

still holds fitted storage, shelving, a work desk, and a wash basin, and is lit by both a skylight and a side window.

The family bathroom includes a corner bath with a mixer shower, pedestal basin, WC and bidet, while a separate shower room contains a cubicle and heated towel rail – a layout that provides both flexibility and convenience for families or guests.

Detached Annexe

The detached annexe, positioned between the main house and the rear garden, is fully self-contained. It's accessed via a stable door that opens into an open-plan kitchen/living/dining space with tiled flooring throughout. Fitted with a mix of modern base and wall units, a 1.5 bowl Belfast sink, built-in electric oven and hob, and integrated appliances including a dishwasher and washing machine, this space is well set up for independent living.

A built-in cupboard offers additional storage and French doors open onto the patio, offering easy movement between indoor and outdoor space. Stairs from this room lead to the first-floor bedroom, which is lit by two skylights and includes access to both loft and eaves storage. The en-suite shower room is fitted with a Jacuzzi-style shower, vanity basin, WC, tiled walls, and a heated towel radiator.

Externally

The outdoor space is a real asset. The main home and annex buildings are linked by a broad brick-paved patio area, ideal for seating, barbecues, or just day-to-day use. The garden, which totals approximately a quarter of an acre, wraps around the house and has been thoughtfully laid out with lawned areas, planting beds, mature shrubs, and trees.

To the far side of the plot, a pathway leads to a workshop, and garden sheds — all of which are connected to power, offering options for hobbies, projects, or storage. There's even a lightly wooded section beyond, adding a different texture to the garden space and a more natural feel that sits well

within the broader West Wales landscape.

Many parts of the garden, especially to the rear and side, enjoy far-reaching views across the countryside, giving a sense of openness without the need for large expanses of land.

Altogether, this property makes a strong case for multi-generational living or for those simply looking for a character home with plenty of space and flexibility in a well-connected corner of West Wales.

Hallway

Lounge

Kitchen

Dining Room

Snug

WC

Window to front.

Utility Room

Landing

Bedroom 1

En-suite

Bedroom 2

11'7" x 12'10"

Bedroom 3

Window to rear.

Bedroom 4

Bathroom

Shower Room

Annex Kitchen/Dining Room/Lounge

Landing

Annex Bedroom

En-suite Shower Room

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.

Tremain is positioned with direct access to the A478 coast road, making it ideal for reaching the surrounding towns and coastline. Cardigan is just a short drive away and offers a wide range of services, shops, and schools. The beaches, cliffs, and walking routes of Cardigan Bay are all close by, offering easy options for weekends or day trips, and helping tie this property's rural setting to a broader lifestyle that blends coast and country.

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 ; Marsh private treatment unit

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating in the main house, & Electric Heating with immersion heater for hot water in the annex.

BROADBAND: Connected - TYPE - Standrd - up to 1 Mbps Download, up to 0.1 upload * ADSL - 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

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 .

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. 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. This property is located off the coastal road A487, the owner has informed us that there is a public footpath next to the property's garden boundary, to the right as you are on the road facing the property (that is no longer passable). The annexe/garage was built in 1970s and altered

with planning permission in 2009. The owner is unable to find the completion certificate on this, but is happy to get an indemnity insurance policy to cover this if required.

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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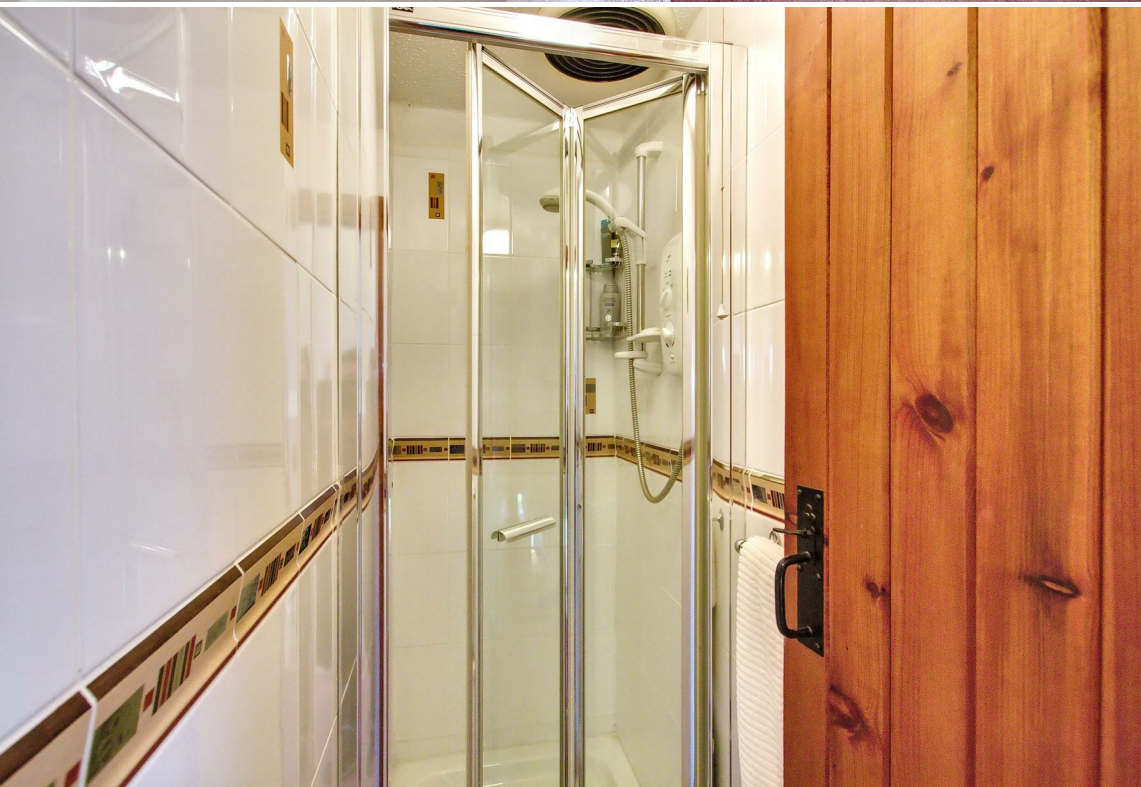


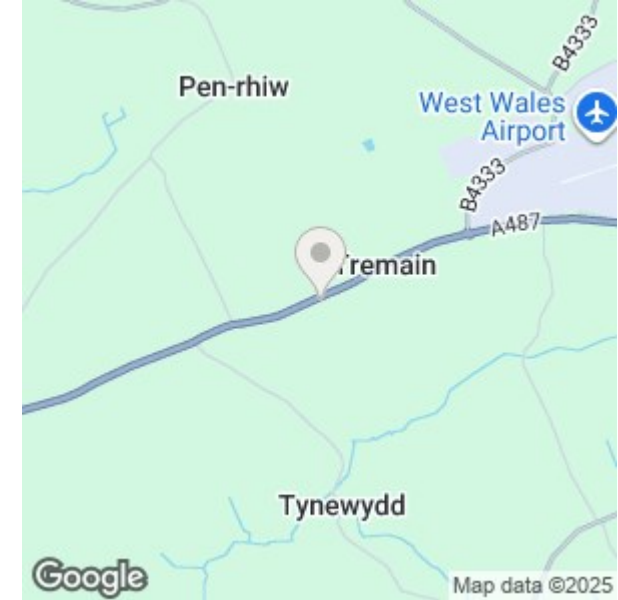
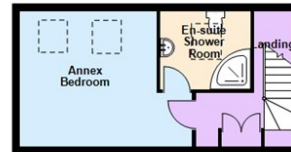
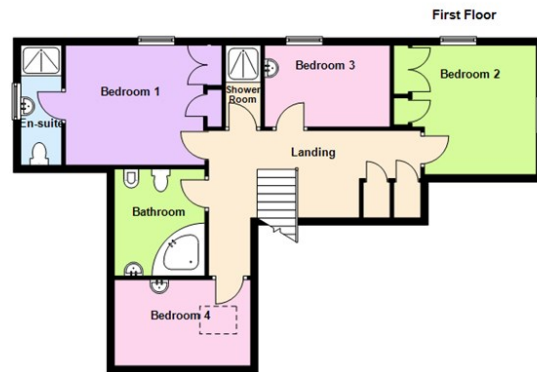
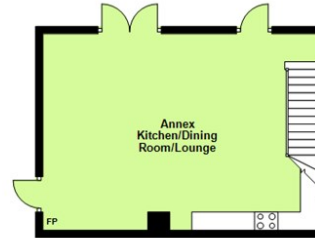




DIRECTIONS:

Travel north on the A478 from Cardigan, passing through the village of Penparc, after approx 3 miles, you will reach the hamlet of Tremain. The property is the first house on the left as you pass the layby, denoted by our for sale board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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