



The Old Post Office,, Blaenannerch, Cardigan, SA43 2AL

Offers in the region of £395,000

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The Old Post Office,, Blaenannerch, SA43 2AL

- Detached character home with a self-contained one-bedroom annex
- Flexible accommodation ideal for multi-generational living or income potential
- Conservatory and picture-window lounge enjoying countryside views
- Attached garage with power and lighting plus ample off-road parking
- Approximately 2.6 miles from Aberporth Beach and the Cardigan Bay coastline
- Four double bedrooms plus principal bedroom with en-suite
- Spacious lounge, separate dining room and two fitted kitchens
- Beautiful views from annex conservatory & lounge
- Mature rear gardens with patio areas, established planting
- EPC Rating : E

About The Property

This characterful and versatile detached home offers spacious accommodation with four double bedrooms, together with a well-appointed one-bedroom annex, making it an excellent choice for multi-generational living, accommodating a dependent relative, welcoming guests, or creating an income stream. Located in the village of Blaenannerch, the property is approximately 4.5 miles north of the market town of Cardigan and just 2.6 miles from Aberporth Beach and the beautiful Cardigan Bay coastline.

The main entrance opens into a welcoming hallway where the original tiled floor immediately hints at the property's period origins. To one side sits the dining room, centred around an attractive feature fireplace, creating a natural space for family meals and entertaining. This flows into the modern country-style kitchen, fitted with a range of base and wall units, an eye-level electric double oven, induction hob with extractor, sink positioned beneath a window overlooking the rear garden, together with space for a fridge/freezer.

Returning to the hallway, stairs rise to the first floor, while a useful ground floor cloakroom provides a WC and wash hand basin. The main lounge is generously proportioned and features another attractive fireplace, creating a comfortable room to relax. Adjoining the lounge is a practical pantry with access into the attached garage, while beyond is a utility room featuring an exposed stone wall, fitted storage units and plumbing for a washing machine. An inner hallway leads directly to the rear garden and also provides internal access into the adjoining annex.

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CARDIGAN
BAY
PROPERTIES
EST 2021

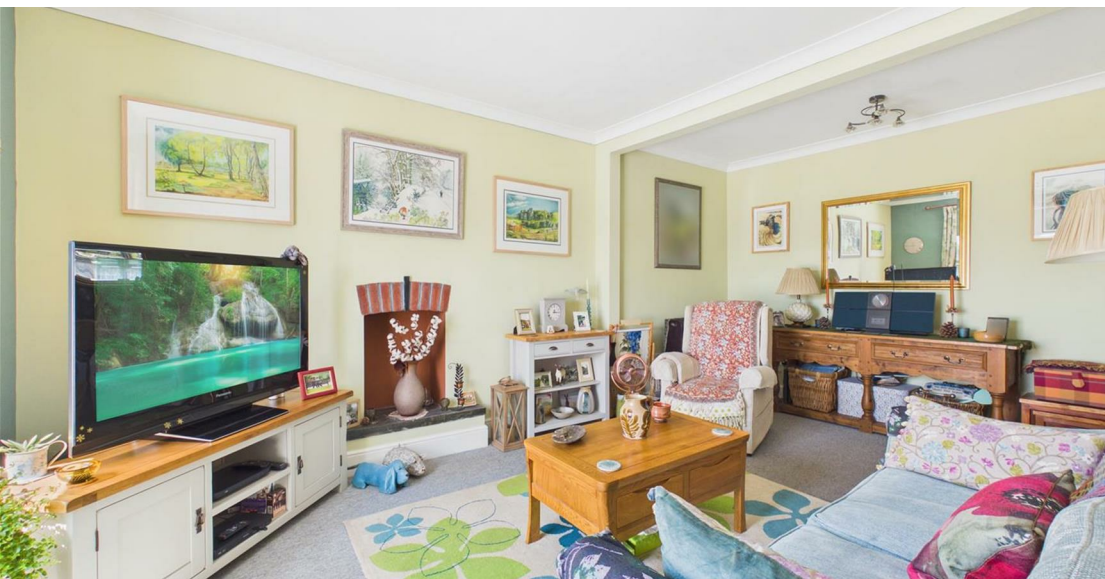


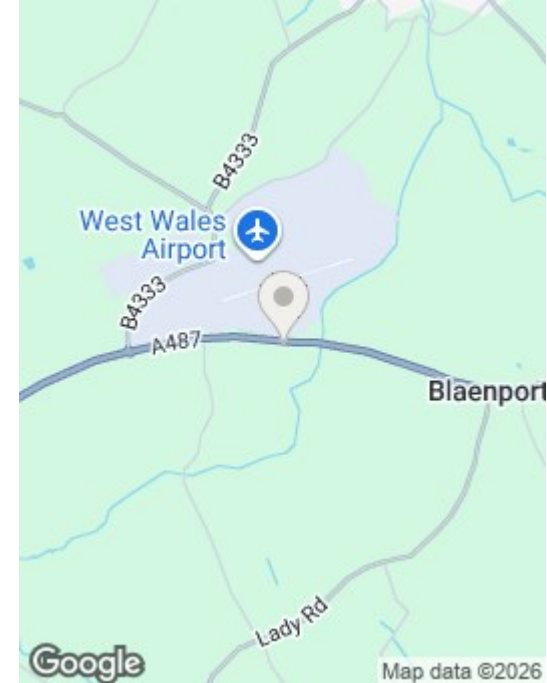
Directions

Head out of Cardigan northwards along the A487 past the village of Penparc and Tremain. When you get to the mini roundabout, continue straight across, and pass the garage on your right-hand side. The property is located on your left just past the bus stop and is denoted by our for sale board.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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