



CARDIGAN
BAY
PROPERTIES

EST 2021

Tresu Aur, Cardigan, SA43 1SA
Offers in the region of £750,000





Tresu Aur, Penparc, SA43 1SA

- Sitting in around 0.71 acres of landscaped grounds
- Detached workshop with annex potential (STPP)
- Spacious kitchen/diner with island and Rangemaster oven
- Four double bedrooms and two bathrooms –
- Double patio doors out to rear garden from dining area
- Plenty of parking via private road and gated driveway
- Generous rear garden with patio, greenhouse and summer house
- 10 minute drive to Mwnt Beach and coastal path
- 2.8 miles to Cardigan Town
- Energy Rating: C

About The Property

Looking for a spacious home near the coast with room to grow? This well-planned property in Penparc, just a short drive from Cardigan Bay, offers four bedrooms, countryside views, and a detached workshop with serious potential—all in the heart of West Wales.

On the edge of Penparc village, tucked away off a small country road that links directly to the National Trust beach at Mwnt, is this surprisingly roomy home. Set down a shared private track serving just one other property, it's well screened and offers a real sense of space both inside and out.

The house itself has four double bedrooms, two bathrooms, a large lounge and an open-plan kitchen/diner—ideal for anyone needing flexible living space. There's also a detached building currently used as a workshop, which could be reconfigured as an office, studio, or even a self-contained annex (subject to the right permissions).

Inside, the entrance hall has a canopied porch, a vaulted ceiling, and stairs that sweep up to the first floor. From here, there's direct access into the lounge, kitchen and a ground floor bedroom. A step down takes you into the lounge—nicely sized, with a gas fire set into a granite hearth and sandstone surround, and patio doors that open out to one of the side gardens. Double doors connect through to the kitchen/diner.

The kitchen/diner runs across the rear of the house and has a smart, modern layout. There's plenty of storage, an island at its centre, and fitted appliances including a five-ring Rangemaster gas oven with extractor hood. The dining section is raised slightly, with space for a good-sized table and additional seating. Double patio doors from here open directly onto the rear patio and garden. A door from the kitchen leads into the utility room.

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Details Continued:

In the utility, there's more storage, a sink, space for white goods, and the oil boiler for the heating and hot water. This room links through to both the ground floor shower room and the fourth bedroom, giving a semi-independent feel to this part of the home—handy for guests or extended family.

Upstairs, the galleried landing is generous and could easily be used as a work-from-home space or a reading nook. Three sizeable king bedrooms lead off here, one of which has built-in wardrobes. All three have far-reaching views across countryside and hills, offering a real sense of being in West

Wales. The family bathroom includes a corner bath, separate shower, wash hand basin, WC and a useful airing cupboard.

The Workshop

Next to the main house is the workshop—a separate building with multiple sections. The central room has a wood burning stove, a run of base units with sink, and space for an oven. A pull-down ladder gives access to attic storage above. There are French doors to one side and a separate access door leading to a smaller room housing the second oil-fired boiler. From here, another door leads through to a third section with its own access, a utility sink area, and a separate WC.

This building could continue as a workshop or office, or—subject to change of use—could be converted into a self-contained annex for multi-generational living or holiday let income. There’s also a separate garden space here, fenced and planted with soft fruit bushes, and a large storage container discreetly placed behind, useful as a shed or for tools and project work.

Externally:
Outside, the house is approached off a country road, onto a shared private track. The frontage has a blend of gravel driveway and grass, with a gated entrance and parking for several vehicles. Paths lead around the house, one side taking you past a patio area and to the rear garden; the other side features a block-paved driveway that runs to the detached workshop.

The rear garden is enclosed and thoughtfully laid out, with mature hedging, established fruit trees, shrubs, flower borders, and perimeter fencing. There’s a greenhouse and vegetable plot for those interested in growing their own, and a summer house positioned at the far end—ideal for a quiet moment after a day in the garden. It’s a calm, private outdoor space, perfect for pottering.

This property blends practicality with space and potential—offering more than enough room for a growing household, flexible uses for the outbuilding, and quick access to both town and coast in this beautiful part of West Wales.

Entrance Hall
12'5" x 12'5"

Lounge
28'2" x 16'0"

Kitchen/Diner
28'2" x 20'6"

Utility Room
12'5" x 11'11"

Shower Room
12'2" x 8'0"

Bedroom 1
16'5" x 12'3"

Galleried Landing
21'8" x 15'5" max

Bedroom 2
24'10" x 12'2"

Bedroom 3
28'2" x 16'0"

Bedroom 4
19'7" x 20'6"

Bathroom
13'3" x 11'4"

Workshop

Main Room
26'0" x 21'0"

Room 1
10'0" x 10'4"

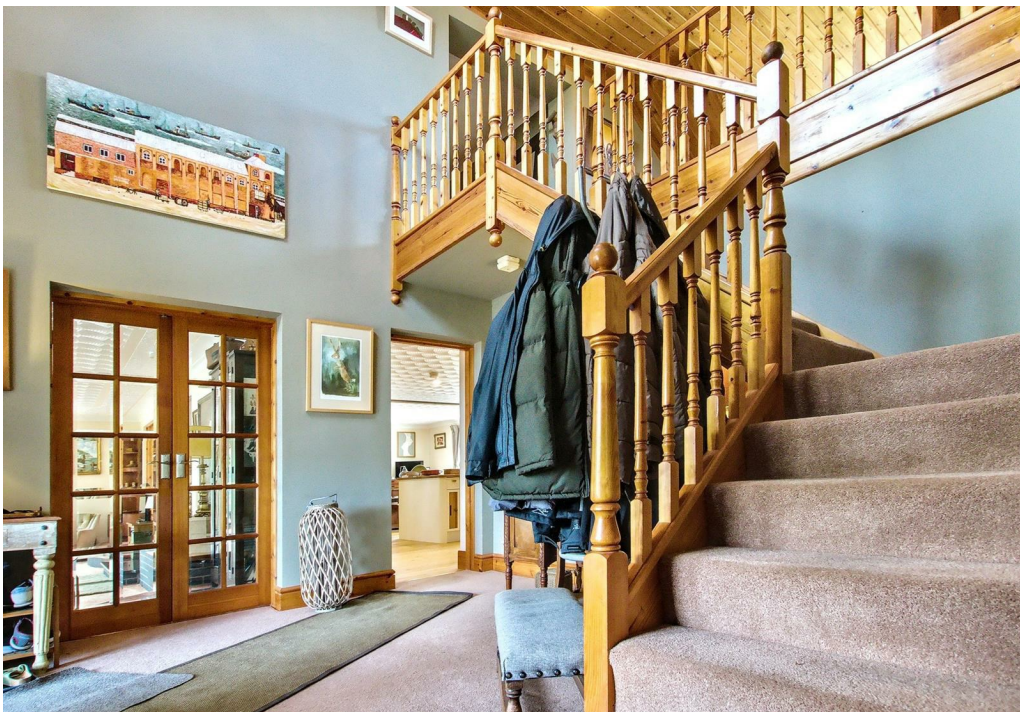
Room 2
15'6" x 10'4"

Utility Area
4'10" x 5'1"

WC
5'1" x 5'0"

INFORMATION ABOUT THE AREA:
Penparc is a well-placed village with a local primary school and two petrol stations that both





stock everyday groceries. There's a bus route into Cardigan, which is only a short drive away and offers a wide range of supermarkets, independent shops, cafes and secondary schools. The coastal path and beaches of Cardigan Bay are close by, including the much-loved Mwnt beach and the cliffs around Gwbert and Ferwig.

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.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard - up to 24 Mbps Download, up to 1 Mbps upload. Satellite, Wireless or Mobile Internet also available in the area. - 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 property is accessed up a shared private driveway, with shared costs of maintenance split between the two properties.

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. The property is near to Cardigan Sand and Gravel - Established in 1959, Cardigan Sand & Gravel supplies a wide range of washed, graded, land-won sands to the construction, sportsfield and equine industries.

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.

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.

HW/HW/22/04/24/OK













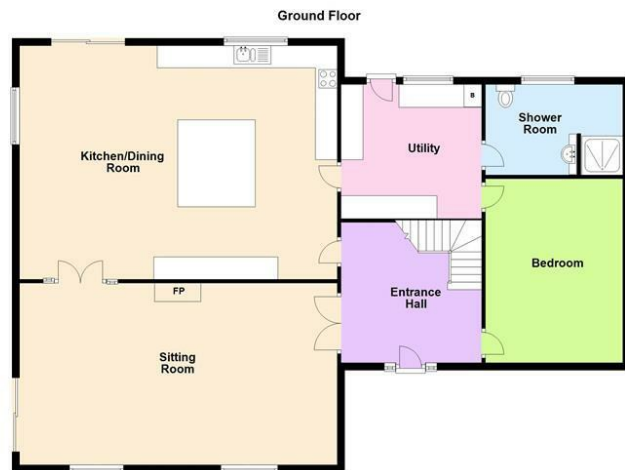
DIRECTIONS:

From Cardigan head northwards along the A487 until you reach the village of Penparc. Take the first left and follow this road to the end. Take a left heading towards Mwnt. Just after where the road narrows you will see a turning to the left for a private road leading to some properties, take this and this property is the first property on the left up this lane. What3words - to start of driveway -

///talents.paddlers.sized To property gates -

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This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using Planity.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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