



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)
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)

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. 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 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.

TR/TR/04/25/OK/TR









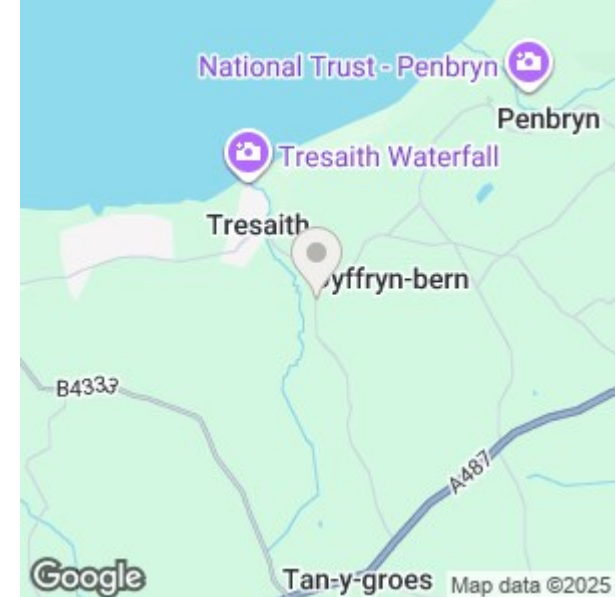
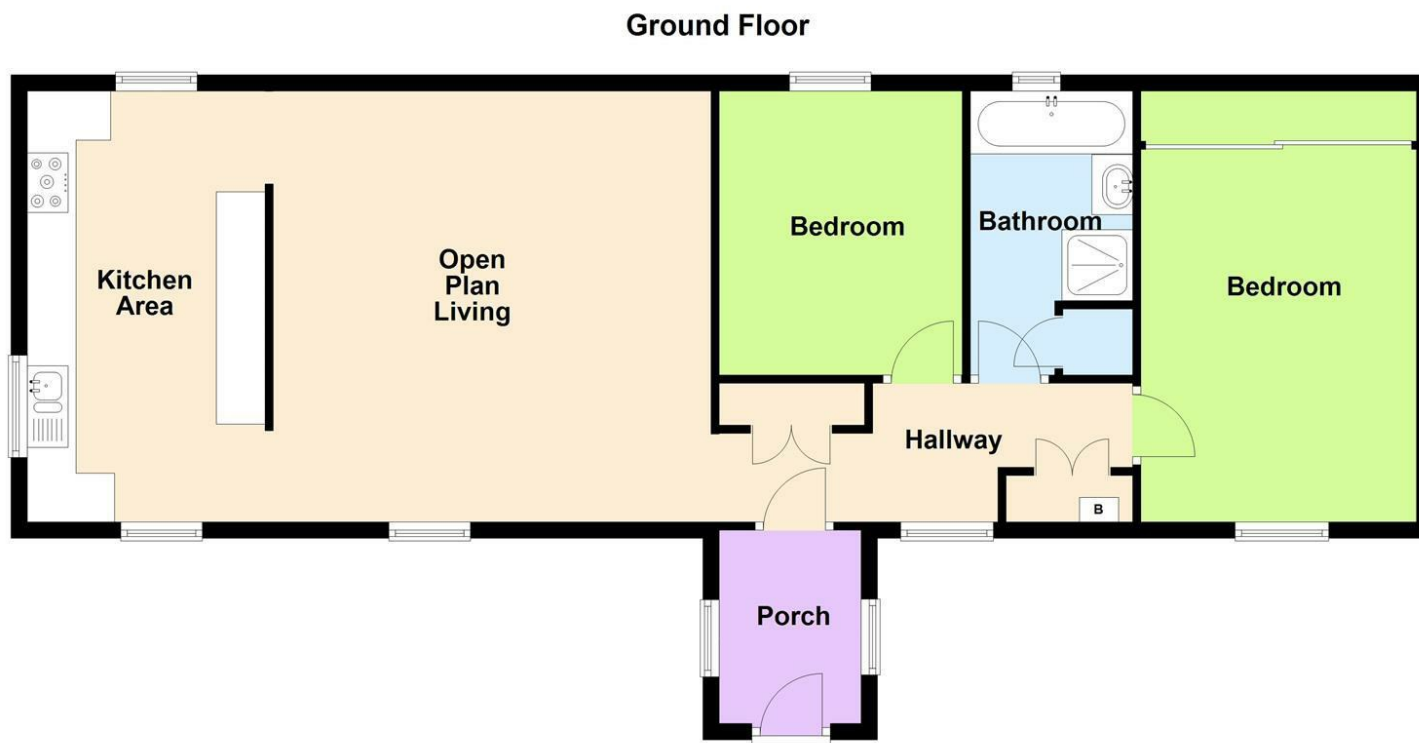




DIRECTIONS:

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) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(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.

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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