



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Bern Cottage, Cardigan, SA43 2JL

Offers in the region of £270,000









# Bern Cottage, Tresaith, SA43 2JL

- Renovated stone cottage just 200m from Tresaith beach
- Currently a successful holiday let with increasing bookings
- Open-plan lounge, dining, and kitchen with wood-burning stove
- Two first-floor bedrooms with deep-set windows
- Modern bathroom with power shower and heated towel rail
- Private courtyard garden with an outdoor shower and tap
- Off-road parking—an excellent asset in a seaside location
- Wooden steps leading from parking area to the entrance
- Perfect for holiday rental investment or coastal living
- Energy Rating: F

## About The Property

Looking for a charming stone cottage just moments from the beach? This beautifully renovated home in Tresaith is currently a thriving holiday let, offering a rare opportunity to own a coastal property just 200 meters from the sandy shores of Cardigan Bay.

This detached stone cottage sits in the heart of Tresaith, a small seaside village known for its sandy beach and scenic coastal walks. Recently renovated, the property blends character with modern comfort, making it a perfect coastal getaway or an attractive investment as a holiday let. With bookings increasing year after year, it presents an excellent opportunity for those looking to step into the thriving holiday rental market or secure a charming home by the sea.

The layout is practical and well thought out. A utility porch at the entrance provides space for laundry appliances and storage, keeping the main living areas clutter-free. Stepping through into the open plan living, dining, and kitchen area, the character of the cottage comes to life. Exposed beams, deep windowsills, and a Nordica wood-burning stove add warmth and charm, while modern touches like an integrated dishwasher and electric hob bring convenience.

Tiled flooring runs throughout the ground floor, ensuring practicality for a coastal home. The lounge area offers a cosy space to relax, with a TV point and a feature wood burner for cooler evenings. The dining space sits between the kitchen and lounge, making it easy to enjoy meals together before heading out to explore the coastline.

The kitchen is fitted with matching modern units complete with built in electric oven and hob (with extractor over), a slimline dishwasher, space for an undercounter fridge and a sink with drainer.

# Offers in the region of £270,000



### Details continued:

A set of steps leads up from the dining area to the bathroom, fitted with a power shower over the bath, w/c, wash hand basin, a heated towel rail, and tiled walls, there is also access to the attic (where the electric boiler is housed). The first floor hosts two bedrooms, both with deep windowsills and views towards the front of the cottage. The main bedroom benefits from two windows, bringing in plenty of natural light, while the second bedroom also offers a comfortable and well-proportioned space. Both bedrooms have sea glimpses, between the properties in front.

### Externally:

Externally, the cottage benefits from an

off-road parking space—an invaluable feature in a coastal location. Wooden steps lead down to a private courtyard garden, providing a sheltered spot to sit outside. Practical additions such as an outside shower and tap ensure sandy feet and wetsuits can be rinsed off with ease before heading indoors. A bin storage area under the steps adds further practicality.

Whether used as a private holiday retreat, a permanent home by the coast, or a profitable holiday let, this Tresaith cottage offers a wonderful chance to embrace seaside living with modern comforts in a truly special location.

Utility/Porch  
5'9" x 3'10" max

Open Plan Living/Dining area

19'7" x 9'8"

Kitchen area

7'5" x 8'7" max

Landing area

2'7" x 2'4"

Bathroom

8'2" x 8'0" at widest point

Top landing area

5'5" x 2'7" max

Bedroom 1

10'9" x 10'0" at widest point

Bedroom 2

9'1" x 11'5" into recess

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D - Ceredigion /  
Carmarthenshire / Pembrokeshire County  
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking for one car

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater  
for hot water and a wood burning stove.

BROADBAND: Connected - TYPE - Standard - up  
to 12 Mbps Download, up to 1 Mbps upload FTTC,

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 although some networks may have

limited coverage in this area, 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. There are  
steps leading down to the property from the  
parking area.

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: There is planning  
approved for the change of use for an area of  
caravan park offices and unused back up  
facilities (Sui Generis) to cafe/bar/deli/shop  
(A3) at Gwalia Falls Caravan Park, which is just  
above this property on the other side of the road.

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. There are steps leading down to the front door to access this property.

**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/03/25/OK









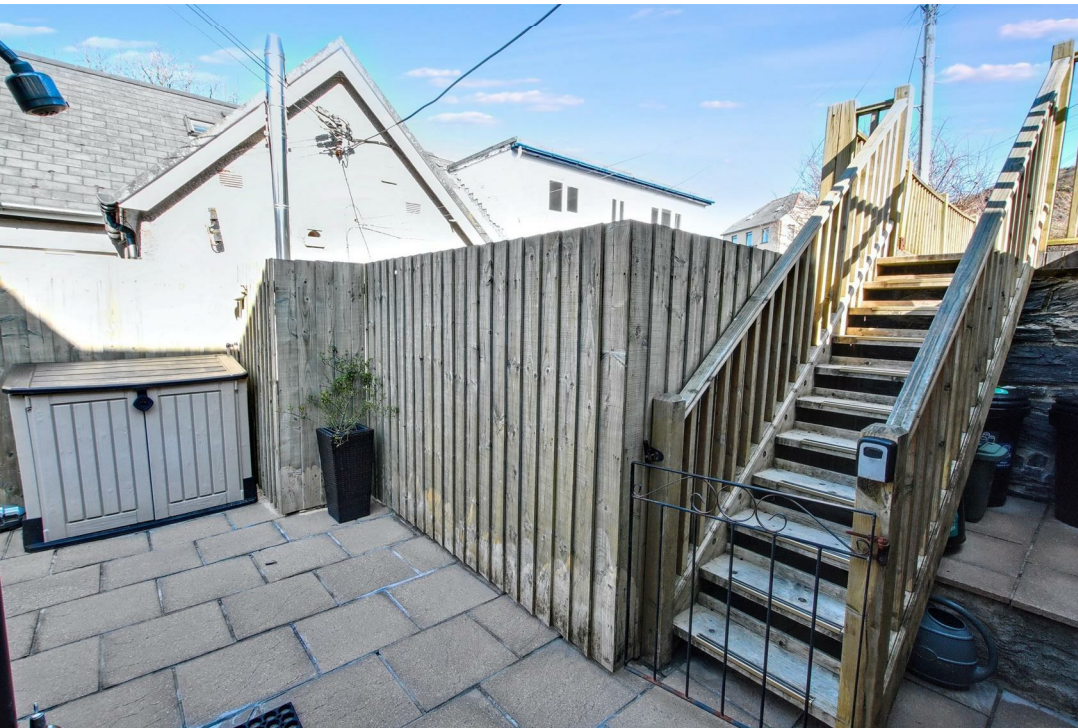
















## DIRECTIONS:

From Cardigan head up the main coast road, over the mini roundabout at Tremain and take the left hand turning by the Gogerddan Arms signposted for Aberporth. As you enter the village turn right onto the Tresaith road. Head into Tresaith, drop down the hill slightly and in the middle of the village turn left on the bend for the beach and Bern Cottage is found immediately on the left-hand side. [///mini.nutrients.delays](https://mini.nutrients.delays)

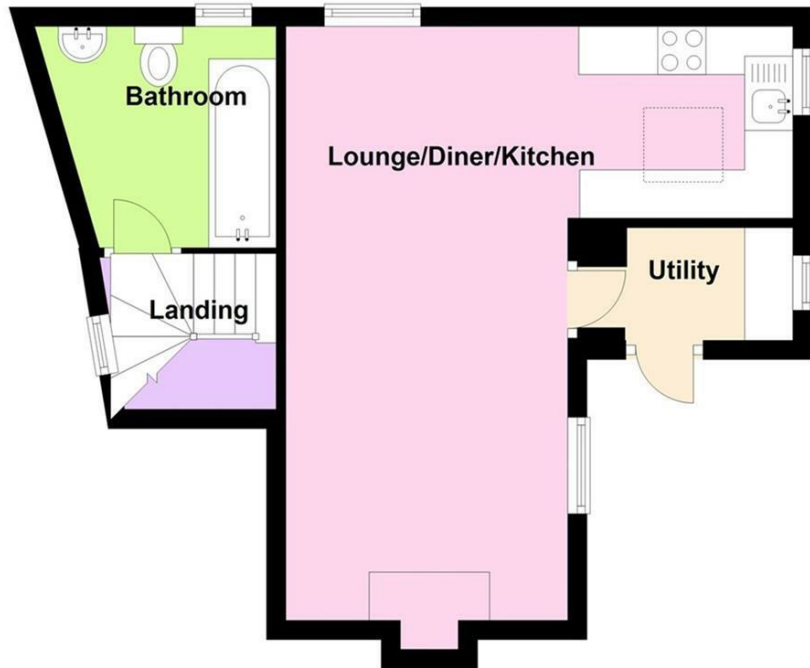
## INFORMATION ABOUT THE AREA:

The seaside village of Tresaith sits along the stunning Ceredigion coastline, just 8 miles north of Cardigan. Well-positioned between Aberporth, Penbryn's National Trust beach, and the well-known village of Llangrannog, it offers a coastal setting with access to some of the area's most scenic spots. The Ceredigion Coastal Path runs through the village, making it a popular stop for walkers exploring the coastline. Sailing events take place throughout the summer, adding to the coastal atmosphere, while the sandy beach provides a setting for relaxing by the sea. A café, village shop, and The Ship Inn pub—serving food throughout the day—offer local conveniences. Cardigan town is within easy reach, providing a range of amenities including shops, supermarkets, banks, and both primary and secondary schools. 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.



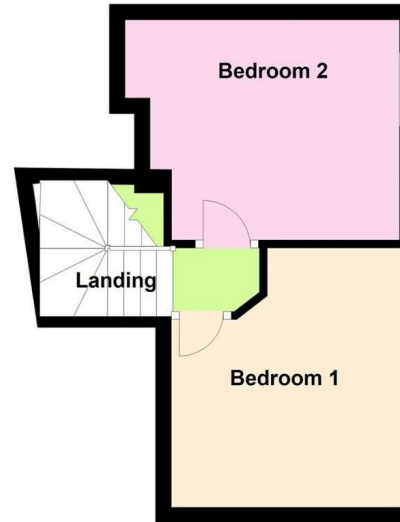


## Ground Floor



Floorplans are not to scale and should not be relied upon for measurements etc.  
Plan produced using PlanUp.

## First Floor



## 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>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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