

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E' Ceredigion

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

Ref: LW/AMS/1023/OK/LW

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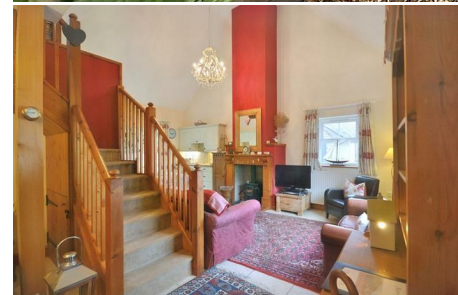
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk

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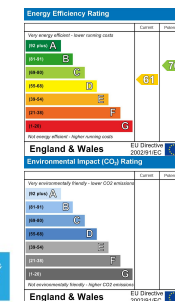


## Bwthyn Traeth Newydd Tresaith, Cardigan, SA43 2JL

- Detached Property
- Three Bedrooms
- Well Presented
- Open Plan Living
- Oil Central Heating
- Coastal Location
- Walking Distance To Tresaith Beach
- Off Road Parking
- Terraced Decking With Summerhouse
- EPC Rating: D

**Price £399,000**

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**The Agent that goes the Extra Mile**







A wonderful opportunity to purchase a charming cottage in the popular coastal village of Tresaith. Within walking distance of Tresaith' beautiful sandy beach and coastal path. This property would make a wonderful family home or could continue as a great investment opportunity.

You enter the property into the fantastic open plan living, dining and kitchen area with a vaulted ceiling making the room light and airy. In the living area there is a feature fireplace with log burning stove, adding warmth and character. The country styled kitchen benefits from matching wall and base units and patio doors leading out to the rear decking. On the ground floor there are two double bedrooms and a family bathroom. The staircase leads to the first floor where there is mezzanine landing, and master bedroom. The bedroom benefits from an ensuite shower room and French doors which open in, overlooking the rear decking.

Externally, to the rear of the property there is a raised deck area which can be accessed through the kitchen or through a gate to the side of the property. The decking offers a great social spot for all to sit, relax and enjoy the distant sea views. At the end of the garden there is a well presented wooden summerhouse, which has power and lighting.

Viewing is highly recommended to appreciate its location and what the property has to offer!

The sea side village of Tresaith can be found 8 miles north of Cardigan town, 1.7 miles north of Aberporth, 2.1 miles south of the National Trust beach of Penbryn and 4.7 miles south of the ever popular village of Llangrannog. Tresaith offers something for everyone with its blue flag beach, the Ceredigion Costal Path, regular sailing events through the summer not to mention its beautiful sandy beach, cafe, shop and The Ship Inn pub. Cardigan Town is only 8 miles away offering a range of amenities.

<b>Living Room</b>	<b>Bedroom</b>	<b>Ensuite Shower Room</b>
<b>Kitchen/Dining Room</b>	<b>Bathroom</b>	<b>Summerhouse</b>
<b>Bedroom</b>	<b>Master Bedroom</b>	

**DIRECTIONS**

From our Cardigan office take the A487 to Gogerddan, turn left on to the B4333. As you enter Aberporth take the first right on to the Tresaith Road. Continue along this road taking the left turning towards Tresaith beach. After a short distance take the second left onto a private road, continue along this road and you will see the property on your left hand side. What three words - ///harnessed.tensions.prickly

