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**Porthkerry, Tanygroes, Tanygroes, Cardigan, Ceredigion, SA43 2JE**

**Asking Price £415,000**

**\*\*COASTAL CHARM AND MODERN CONVENIENCE\*\***

This exquisite 4 bed 3 bath detached house offers a perfect blend of modern luxury and traditional character. The property has been elegantly refurbished to include 2 inviting reception rooms and an impressive kitchen equipped with high-end fittings that cater to both culinary enthusiasts and casual cooks alike.

A gated entrance leading to a large driveway provides ample parking for up to seven vehicles, ensuring convenience for both residents and guests. The property is enhanced by oil-fired underfloor heating on the ground floor, together with a cosy woodburning stove, adding a touch of charm and warmth to the living spaces, making it a delightful retreat in any season.

The property boasts a generous garden with the benefit of a hot tub, all while enjoying distant sea views.

## Location



A delightfully situated property offering convenience and access to the stunning coastline and the popular sandy beaches of Tresaith, Aberporth and Mwnt. The property is located on the outskirts of the popular village of Tanygroes, convenient to the destination town of Cardigan, having a vibrant high street with shops, cafes and restaurants, and is also within easy driving distance of the Georgian harbour town of Aberaeron to the north.

## Description



An attractive detached property which has been elegantly refurbished and extended by the current owners who have transformed this period property into a lovely, modern home with high quality kitchen and bathroom fittings, oil-fired central heating with underfloor heating to ground floor, uPVC double glazing and a wood-burning stove for those cosy winter nights. The property affords more particularly:

### Side Entrance Porch

Accessed via easy-access ramp leading from resin-finished path. With tiled flooring and uPVC windows and doors.

## Feature Oak Stable Door



With original stained glass insets. Leading to:

### Hallway



With tiled flooring, stairs to first floor and oak door to understairs storage cupboard. Door to:

### Kitchen - Dining Room

22'6 x 13 (6.86m x 3.96m)



This is an impressive room and is the heart of this lovely home with plenty of room for entertaining with a lovely central island to sit around and discuss the day's events.

## Kitchen Area



Having an extensive range of good quality, modern kitchen units incorporating a Belfast sink unit with granite surround, integrated dishwasher, LPG Range with extractor hood over, space for fridge/freezer, oak door to original pantry cupboard and feature central island having a granite surface. With rear window and tiled flooring.

## Dining Area



With tiled flooring, bay window allowing light into this lovely room.

## Living Room

12'10 x 12'10 (3.91m x 3.91m)



An attractive room with good quality oak flooring, feature fireplace housing a wood-burning stove set on a slate hearth with oak mantle, side window and front French doors to balcony.

## Family Room / Sitting Area

10'8 x 7'4 (3.25m x 2.24m)



With tiled floor, rear window, French doors to side terrace and door to utility room.

### Utility Room

8'4 x 6 (2.54m x 1.83m)



With a range of fitted units incorporating a single drainage sink unit, automatic washing machine, full height cupboard, rear entrance door and door to ground floor shower room.

### Ground Floor Shower Room



Attractively fitted with fully tiled walls and floor, easy access walk-in shower, wash handbasin set in vanity unit with storage drawers, toilet and heated towel rail.

### First Floor



Accessed via the attractive staircase to a feature large landing with airing cupboard.

### Master Bedroom

13 x 11 (3.96m x 3.35m)



With radiator, front bay window enjoying distant sea views of the dramatic coastline, built-in wardrobes and door to ensuite.

### Ensuite

5 x 5'2 (1.52m x 1.57m)



Being fully tiles with corner shower unit, wash handbasin set in vanity unit, toilet and heated towel rail.

### Bedroom 2

12'10 x 12'10 (3.91m x 3.91m)



With large double wardrobe.

### Family Bathroom

9'1 x 5'7 (2.77m x 1.70m)



Tastefully tiled with bath having shower unit over, wash handbasin set in a vanity unit, toilet, side window and heated towel rail.

### Bedroom 3

9'5 x 6'9 (2.87m x 2.06m)



With built-in wardrobes, radiator and rear window.

### Bedroom 4

10'9 x 9'3 (3.28m x 2.82m)



With rear window, radiator and built-in wardrobe.

### Externally



One of the main features of this property is its location, being approached via wrought iron gates to a good-sized front driveway providing ample parking. The property has an attractive stone-built front wall with a front garden area. To the rear of the property is an attractive patio area with further rear lawned area together with the base for a hot tub; which is included in the sale.



## **Garage**

15'8 x 8'1 (4.78m x 2.46m)



There is a former garage to the side of the property, together with rear W.C., which houses the oil-fired central heating boiler and pressurized hot water cylinder.

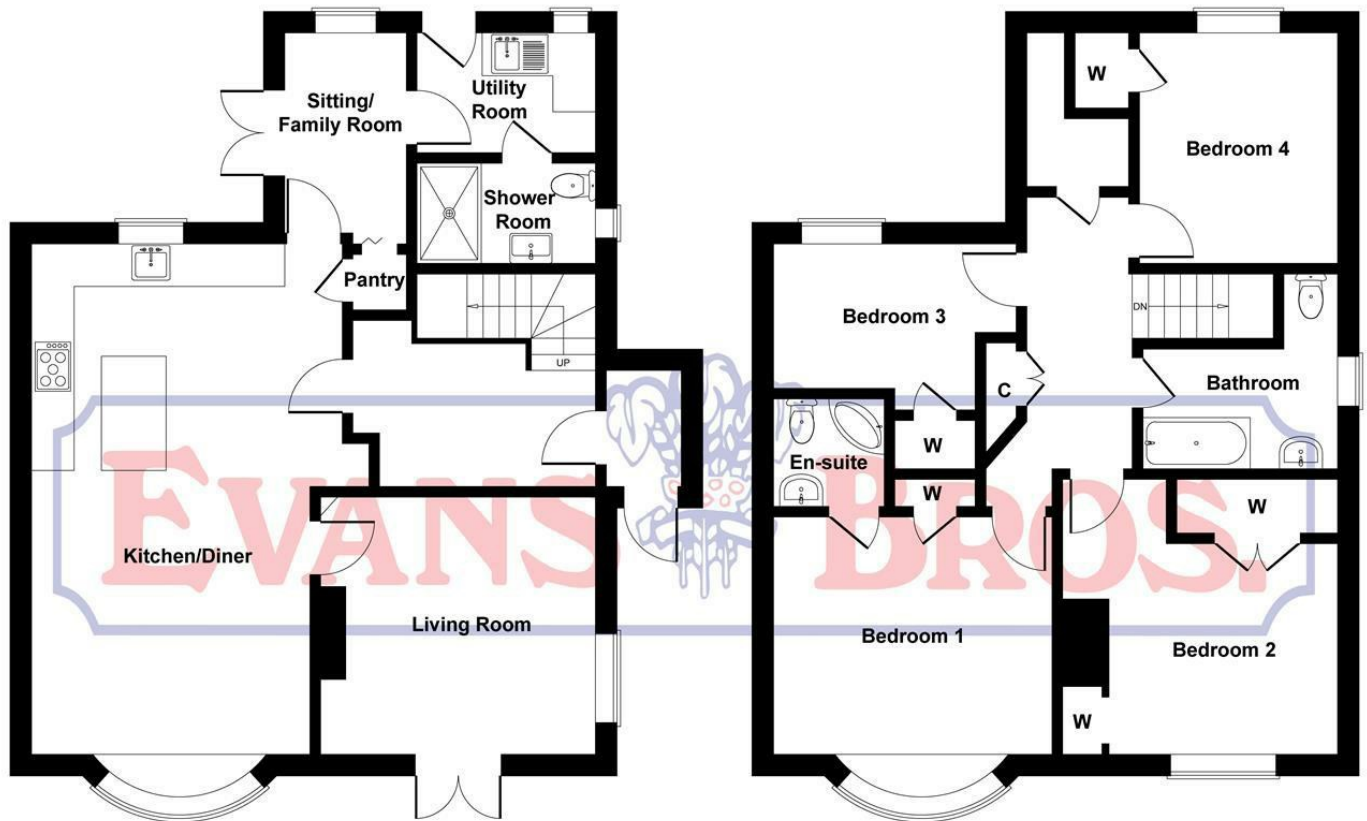
## **Services**

We are informed that the property benefits from connection to mains water, mains electricity and mains drainage with oil-fired central heating.

## **Council Tax Band E**

Council Tax for the year 2026/2027 is £2,806.

## Porthkerry Tanygroes



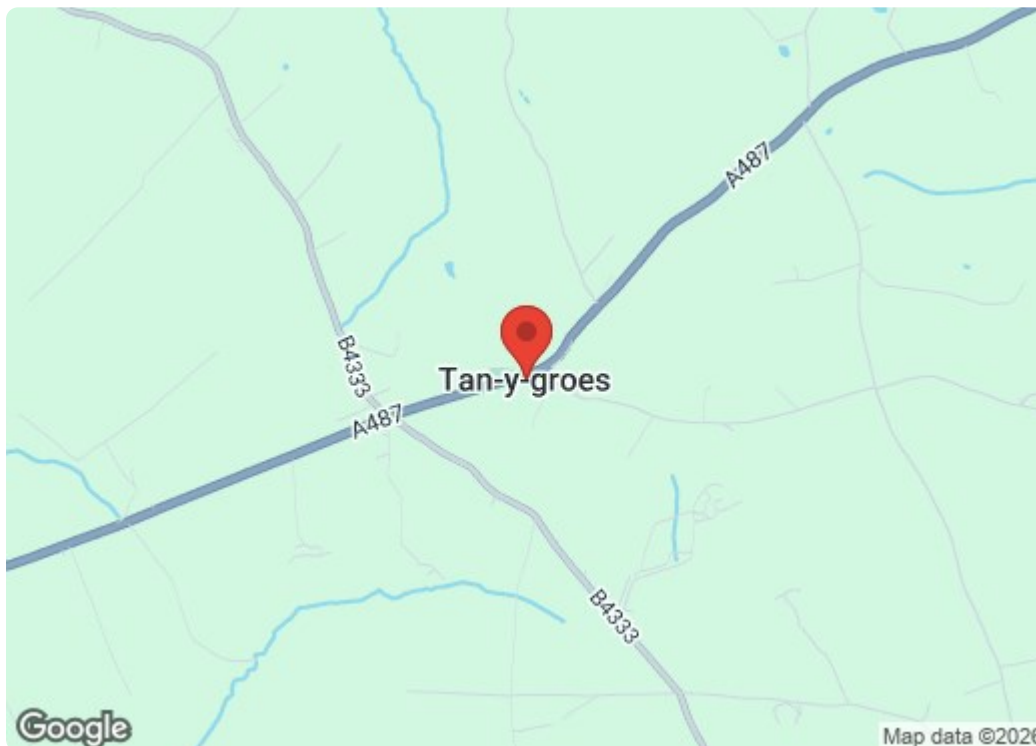
GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 67      | 71        |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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