

NEW PRICE



The Old School House, TREMAIN SA43 1SJ

Offers in the region of £223,000

Detached Period House
Light & Airy Accommodation
Splendid Charming Features
Good Size Mature Garden
Rural Views

DD/RO/68830/050319

DESCRIPTION

A traditional detached house with 3 double bedrooms, master en-suite, good size light and airy living accommodation, lovely character features, a large garden and impressive views. There is ample off road parking and turning space plus a single garage. This is an ideal home for a family and should be viewed to internally and externally appreciate the many qualities on offer.
EER - D59

SITUATION

The property is well placed for easily reaching the Ceredigion coast with its stunning choice of beautiful coves and beaches found nearby at the popular seaside destinations of Aberporth, Tresaith, Mwnt, etc. The property is also well placed for accessing the main coast road connecting up and down to the large towns of Cardigan, Aberaeron and beyond.

ENTRANCE PORCH

Enter via frosted multi pane front door, quarry tiled flooring, original panel and glazed door to;

HALLWAY

Parquet wood block flooring, stairs to first floor, picture rails, radiator, panel doors to;

LIVING ROOM

15'2 x 10'10 (4.62m x 3.30m)
Continuation of wood block parquet flooring, multi fuel stove set in fireplace on slate hearth, picture rails, radiator, double glazed French doors to;

CONSERVATORY

12'10 x 10'11 (3.91m x 3.33m)
Tiled floor, double glazed windows and external French doors to rear, views over garden, radiator, ceiling fan light.

DINING ROOM

10'7 x 8'6/10'5 (3.23m x 2.59m)
Quarry tiled flooring, brick fireplace with multi fuel stove and slate hearth, double glazed sliding external doors to rear, double glazed fixed windows, under stairs storage cupboard/pantry with double glazed window, door to side lobby, wide opening to;

KITCHEN

11' x 10'6 (3.35m x 3.20m)
Fitted with a range of wall and base units with work surfaces over, 1½ bowl single drainer sink unit, electric oven, 4 ring electric hob, pull out extractor hood, integral fridge/freezer, integrated dishwasher, parquet wood block flooring, radiator, double glazed window.

SIDE LOBBY

Quarry tiled flooring, external stable door to front, doors to;

UTILITY

6'10 x 5'7 (2.08m x 1.70m)
1½ bowl single drainer sink unit, cupboards, work tops, plumbing for washing machine, double glazed window, radiator, oil fired Worcester boiler servicing domestic hot water and central heating.

CLOAKROOM

WC, quarry tiled floor, part tiled walls, double glazed window.

FIRST FLOOR

LANDING

Loft access, double glazed window to rear, built-in airing cupboard with shelving and hot water cylinder, doors to;

BEDROOM ONE

11'1 X 10'8 (3.38m X 3.25m)
Feature fireplace, double glazed window to front, radiator, picture rail, door to;

EN-SUITE

7'8 x 4'11 (2.34m x 1.50m)
Comprising corner shower cubicle, WC, wash hand basin, vanity storage unit, heated towel radiator, double glazed window to front, tiled walls.

BEDROOM TWO

10'8 x 10'3 (3.25m x 3.12m)
Double glazed window to rear, radiator, picture rail.

BEDROOM THREE

11'9 x 9'4 (3.58m x 2.84m)

Feature fireplace, dual aspect double glazed windows to front and side, radiator.

FAMILY BATHROOM

7'11 x 5'1 (2.41m x 1.55m)

Comprising bath with shower over, WC, wash hand basin set in vanity storage unit, tiled floor, tiled walls, heated towel radiator, double glazed window to side, electric wall heater.

EXTERNALLY

To the front is a pillared entrance with hard standing driveway providing off road parking and turning space. The front garden area is laid mainly to lawn with mature hedgerow boundaries and access at the side leading down to single

GARAGE with up and over door. To the rear is an excellent sized level garden being enclosed by mature hedgerow boundaries with patio seating area, decked area, numerous **SHEDS**, **GREENHOUSE** and raised vegetable beds.

SERVICES

We are advised mains water, electricity and drainage are connected with oil fired central heating.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that 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 on these details have not been tested.

DIRECTIONS

From Cardigan, proceed up the main coast road passing through the village of Penparc. After you will see Penparc Primary School on the left and a short distance further along you will pass a lay by on your right, and then you will find the property identified by our John Francis sign,

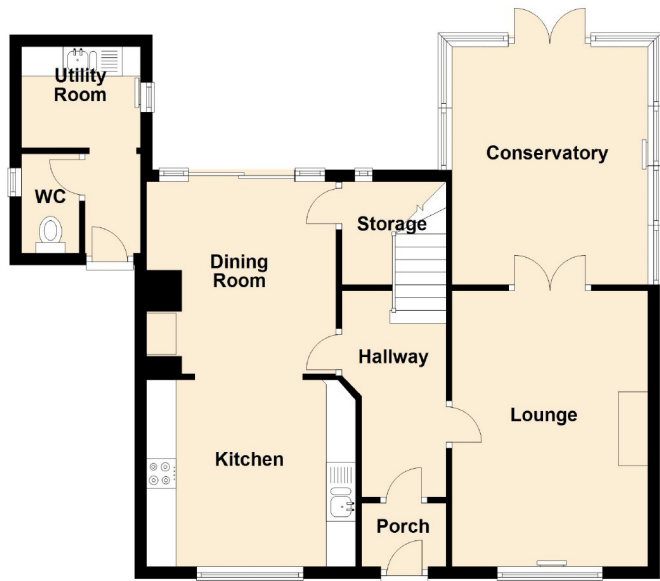
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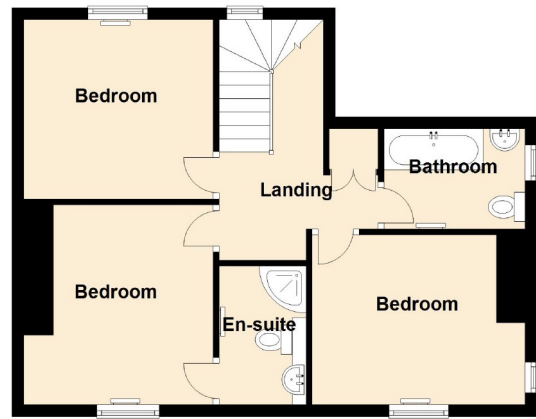
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G </p> <p>Not energy efficient - higher running costs</p>		59	80	<p>Very environmentally friendly - lower CO₂ emissions</p> <p> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G </p> <p>Not environmentally friendly - higher CO₂ emissions</p>		51	73
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>				<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

John Francis

Ground Floor
Approx. 756.0 sq. feet



First Floor
Approx. 529.7 sq. feet



The Old School House, Tremain, CARDIGAN