



Frondirion, Tresaith

FRONDIRION

Tresaith | Cardigan | Wales | SA43 2JG

FINE & COUNTRY

FRONDIRION

FRONDIRION

Positioned in a premier location within the charming village of Tresaith, directly on the Ceredigion Coastline, this coastal home enjoys unparalleled sea vistas, making it a highly coveted and desirable residence. It has undergone extensive refurbishment, featuring a luxury kitchen, a lower ground floor Cinema/Games Room, and offers a stunning Master Bedroom Second Floor Suite with memorable views across Cardigan Bay and Tresaith.

The property stands out for its distinctive character and superior quality accommodation, which is presented to an exceptionally high standard, exuding elegance and sophistication throughout.

However, the essence of this home lies in its proximity to the coast, being just a one-minute stroll from the beach, with the principal rooms designed to capture the magnificent sea views. The recent enhancements, especially the luxury kitchen and entertainment amenities, add a modern touch to its timeless elegance, ensuring comfort and style.

To truly appreciate the home's outstanding qualities, including its luminous interiors, breathtaking views (particularly pronounced from the top bedroom), and the comprehensive upgrades, an internal viewing is deemed absolutely essential.

It is important to note that this property has been utilised as holiday accommodation for several years and is therefore not subject to Council Tax, but is currently assessed under business rates.

Tresaith is a picturesque and tranquil village located on the stunning Ceredigion Coastline in West Wales. Renowned for its breathtaking coastal scenery. The village is celebrated for its sandy beach, which is embraced by rugged cliffs and offers a perfect retreat for those seeking peace or adventure by the sea. The beach is famous for its waters, making it an ideal spot for swimming, sailing, and other water sports, while the coastal path provides excellent opportunities for walking and exploring the rich biodiversity of the area.





The village's charm is further enhanced by its small community and the presence of a picturesque waterfall that cascades directly onto the beach, adding to the idyllic setting.

Despite its peaceful ambiance, Tresaith is well-connected and accessible, lying within easy reach of larger towns and attractions in Ceredigion, making it a convenient base for exploring the wider region.

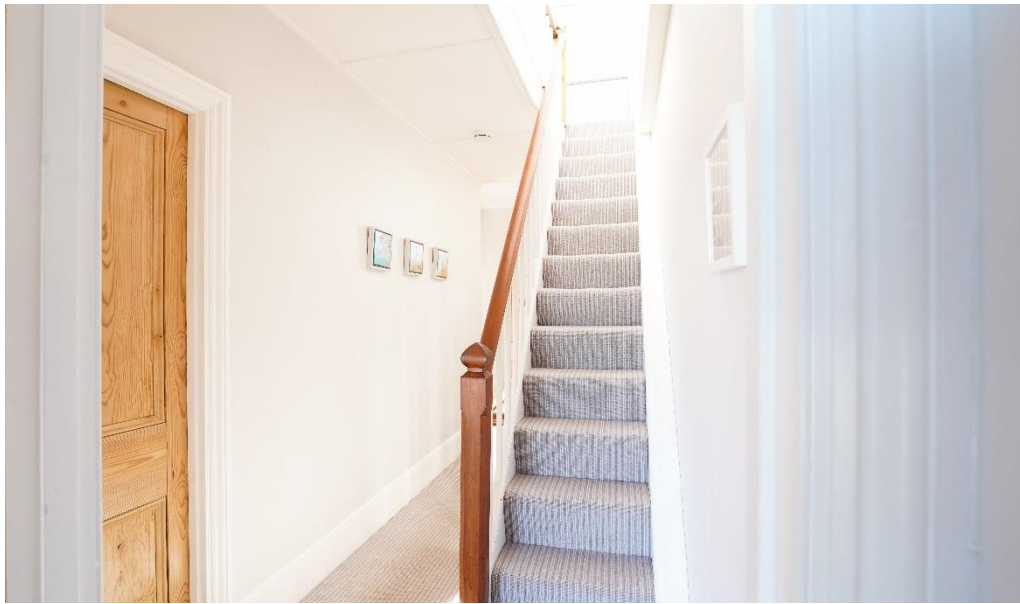
Video Link: <https://youtu.be/CbLo6xNthOI>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		





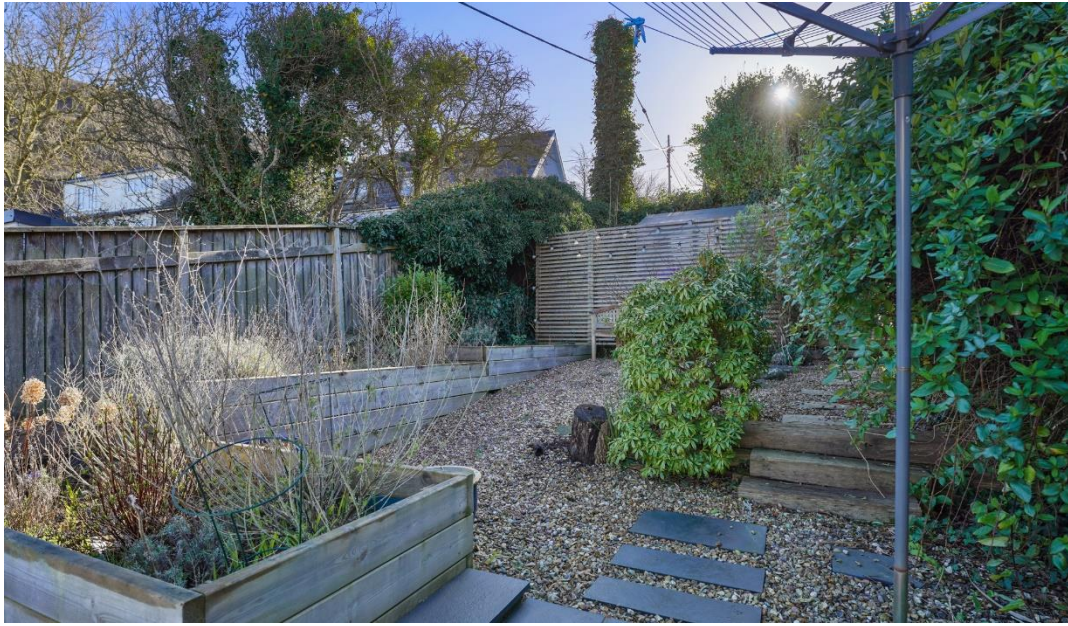








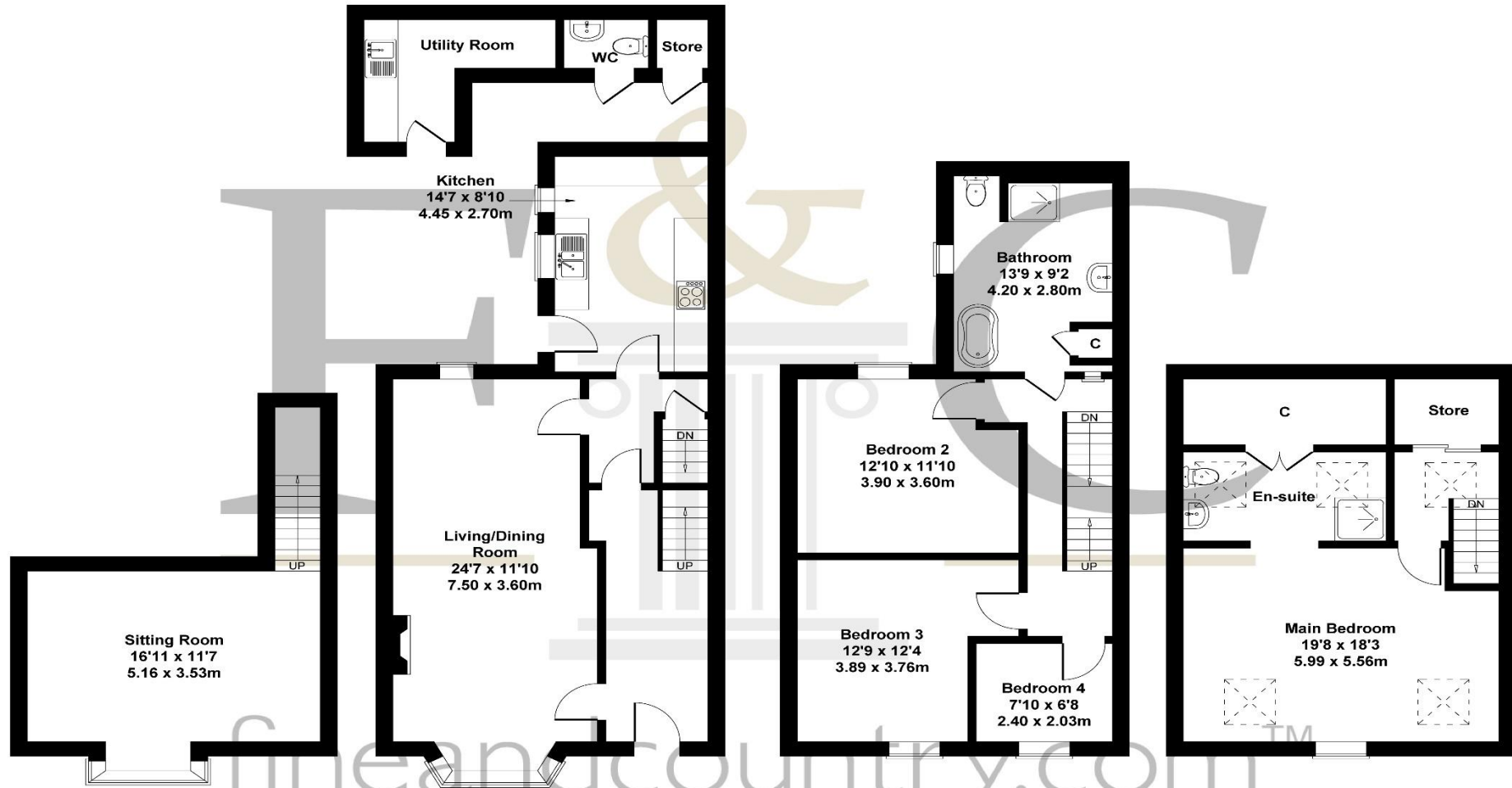






Frondirion, Tresaith, Cardigan, SA43 2JL

Approximate Gross Internal Area
1851 sq ft - 172 sq m



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND 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.



Fine & Country West Wales
The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH
Tel: 01974 299 055| nigel.salmon@fineandcountry.com

FINE & COUNTRY
fineandcountry.com™