

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

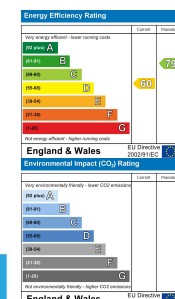


Tiverton Cottage Llechryd, Cardigan, SA43 2NU

- Detached Cottage
- Investment Opportunity
- Kitchen & Utility Room
- Wonderful River Views
- EPC Rating: D
- Three Bedrooms
- Lots of Potential
- Two Bath/Shower Rooms
- Sizeable Rear Garden

Auction Guide £130,000

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



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 'D' Ceredigion County Council

ref: LW/AMS/11/23/OK.

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The Agent that goes the Extra Mile





An opportunity to purchase a three-bedroom property situated in the village of Llechryd. It is located a short drive from the historic market town of Cardigan and the many pristine beaches and coves along the Ceredigion Coastline. Llechryd has a tight-knit community and its own array of local amenities including a primary school, a community hall with regular events, a local garage and a village shop. Furthermore, the famous River Teifi is found a short distance away, with its many scenic country walks. This would make a great investment opportunity!

The property needs renovation but would make a lovely family home once complete. Briefly comprising, an entrance porch into the hallway with under-stair storage. A living room with potential for built-in fireplace, the kitchen has fitted wall and base units with an aga/rayburn. Beyond the kitchen there is a utility room and ground floor wet room. On the first floor, there is a bathroom and three bedrooms, two with river views.

Externally to the front of the property, there is ample off-road parking as well as two garages, one with power and lighting. The rear garden is laid mainly to lawn with wonderful views overlooking the rear garden. There has previously been a pond and a vegetable patch. This is a great space to sit and enjoy the views around.



Entrance Porch

Utility Room

Bedroom Three

Hallway

Shower Room

Bathroom

Living Room

Bedroom One

Garage One

Kitchen

Bedroom Two

Garage Two

DIRECTIONS

From Cardigan take the A484 road to Newcastle Emlyn where the village of Llechryd will be found after approximately 3.6 miles. Continue through the village passed the bridge, taking the first left immediately after the bend next to the cemetery. Continue up the hill for a short distance and the property will be found on your left hand side. What 3 Words Reference = [///spaces.binds.toys](https://www.spaces.binds.toys)



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.