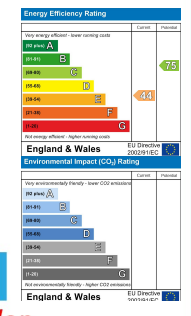


### Penraig Cottage Llechryd, Cardigan, Ceredigion, SA43 2NR

- Three Bed Link-Detached Cottage
- Two Bathrooms
- Village Location & Local Amenities
- Stream Boundary
- Oil Central Heating
- Character Features Throughout
- Off-Road Parking
- Enclosed Landscaped Rear Garden
- Close to Cardigan Town
- EPC Rating: E

Asking Price £269,000

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



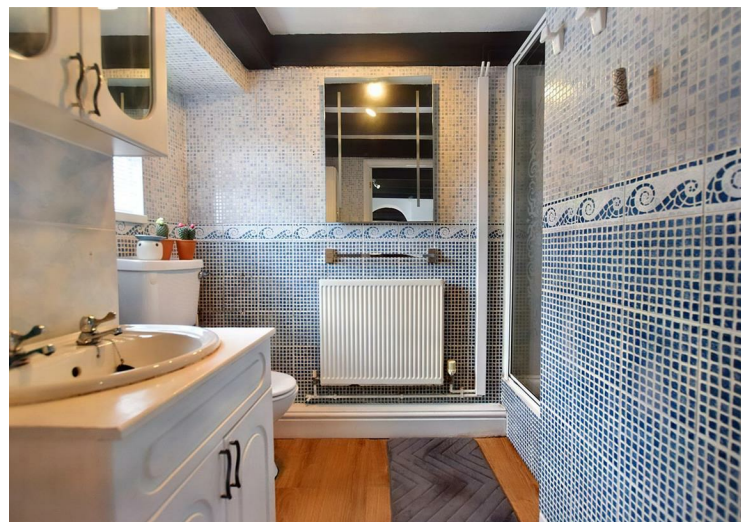
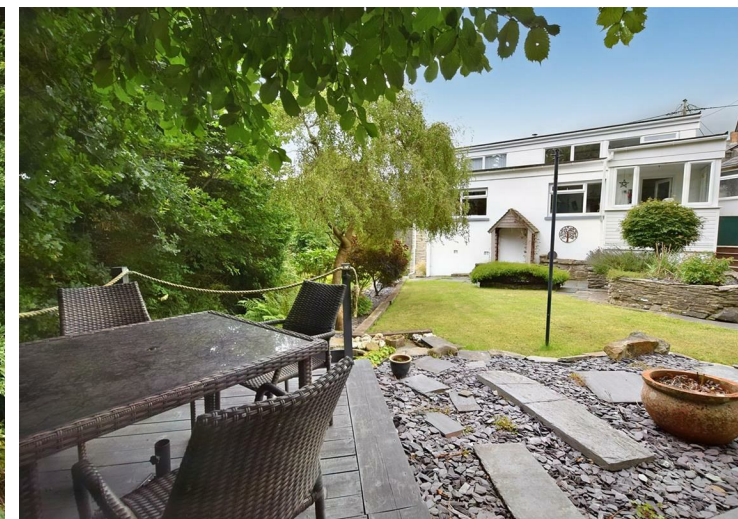
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'C' Ceredigion  
CENTRAL HEATING: Oil Central Heating  
Ref: LW/LW/08/23/OK/LW\_2024V2

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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.

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Situated in the rural village of Llechryd, this picturesque, stone-built, three-bedroom, link-detached cottage with modern extension, has been tastefully updated whilst retaining many of its original features.

The house has a stone wall to the front with paving stones leading to the front door. The owner has added a gravelled off-road parking space immediately to the front. There are also stone steps to the side giving you access to the side of the cottage and garden below.

The house briefly comprises; an entrance porch for your country attire, and a stained glass internal door opens into the lounge. This is a warm and cosy space, with exposed wooden beams, exposed stone wall, the stairs to the main bedroom, and a logburner sitting on a slate hearth. There is a window looking out to the neighbouring paddock and fields, which feature the occasional pony or herd of Highland cattle.

A rustic archway leads into the dining room which again has traditional features, there is the second staircase and the door to the shower-room, which has mosaic-style tiles from floor to ceiling.

The kitchen is accessed from here, and it has matching base and wall fitted units, an electric oven and gas hob, and a picture window filling the space with natural light. There is a rear porch which is utilised as a utility room and the downstairs double bedroom overlooks the rear garden, perfect for guests visiting.

Upstairs, are the two further bedrooms, the second bedroom, used currently as a nursery with a cosy reading nook in the corner, has exposed beams and an en-suite bathroom accessed via a sliding door. The master bedroom, which can be accessed from both the lounge and the dining room (via the second bedroom), is a spacious, light room, with bespoke built-in under eaves storage and wardrobes, exposed beams, a wide window with views over the garden and fields beyond and a quaint bay window overlooking the front.

Externally, the rear garden can be accessed from the utility room or down the steps from the front. There is a pathway leading along the lawned area to a raised decked section, which sits above the stream boundary, certainly a tranquil spot to entertain or relax. A range of shrubs, flowers and trees soften the space further and a small waterfall flows down to the historic bridge in the corner of the garden. There is also additional storage shed built underneath the rear extension for all your garden tools.

Llechryd 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 popular primary school, community hall with regular events, a local garage and village shop. Furthermore, the famous River Teifi is found a short distance away, with its many scenic country walks, if you are looking to take your first steps into country living or looking to live a self-sustainable lifestyle on a smaller scale, this house would be perfect for you!



#### DIRECTIONS

Directions- From our Cardigan office, travel along the A484, to the village of Llechryd, continue into the village and the property is located on the left, just past the Seven Stars Public House, before you reach the small bridge, denoted by our For Sale Board. What 3 Words Reference = [///equipping.truckload.indulges](http://equipping.truckload.indulges)

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.