

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

ref:AMS/LW/04/24/OK

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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.

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

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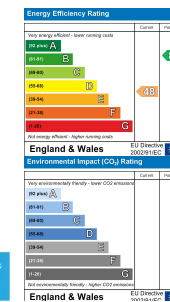


Ty Hapus Llechryd, Cardigan, SA43 2NR

- Two Bed Mid-Terrace House
- In Need of Modernisation
- Two Bathrooms
- Close to Cardigan Town
- Oil Central Heating
- Character Features
- Rear Garden
- Village Location & Local Amenities
- Off Road Parking
- EPC Rating: E

Offers In The Region Of £170,000

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The Agent that goes the Extra Mile





Ty Hapus is a terraced property situated in the village of Llechryd, and approximately 3.9 miles to the popular market town of Cardigan. Benefiting from two double bedrooms, off road parking and oil central heating. This would make a wonderful first time buy or family home.

The accommodation briefly comprises an open plan living and dining room, with character features including wooden beams, painted stone fireplace and arched alcoves. From here glass doors lead to the snug area, with a window overlooking the front of the property. The country style kitchen benefits from fitted base units, a rayburn and has space for a dining table. From here, a wooden stable door leads to the utility area and WC giving access to the rear garden. On the first floor there are two double bedrooms, one with an ensuite shower room and the other with an ensuite bathroom.

Externally, to the front of the property there is off road parking for one vehicle. The garden is accessed through the rear porch and is laid mainly to lawn, with a border of mature trees and shrubs. There are two useful outdoor storage sheds and plenty of space to sit, relax and enjoy the garden.

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 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 scenic country walks.



Living/Dining Room

WC

Ensuite Shower Room

Kitchen

Snug

Bedroom Two

Utility Room

Bedroom One

Ensuite Bathroom

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 = [///fingertip.ambushes.gravy](http://fingertip.ambushes.gravy)



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

