

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 'B' Ceredigion

ref: LW/AMS/08/24/OK/LG

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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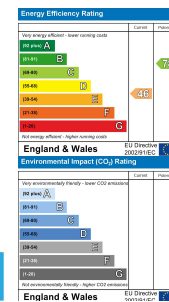


Glyn Bronydd 2 Harries Terrace, Llechryd, Cardigan, SA43 2NT

- Mid-Terrace House
- Rear Garden & Courtyard
- Loft Suitable for Conversion (STPC)
- Close to Cardigan Town
- Oil Central Heating
- Character Features
- Two Bedrooms
- Village Location & Local Amenities
- Off Road Parking
- EPC Rating: E

Guide Price £120,000

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The Agent that goes the Extra Mile





Glyn-Brnydd 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 bedrooms, off road parking and oil central heating. This would make a wonderful first time buy or family home.

The accommodation briefly comprises a living room with windows to the front and rear, and a wood burning stove; the staircase leads to the first floor where there are two bedrooms with wonderful views across the Teifi Valley.

A further staircase leads down to the lower ground floor where there is a kitchen opening onto a South facing patio. Passing its two good sized sheds (one wooden and one stone), a tree-lined path leads to its wonderful, garden/allotment space. The house has great character but a modern feel with scope for developing even further living space if desired (Subject to planning consents). Externally, to the front of the property there is off road parking for one vehicle and to the rear of the property there is access from the lane behind the house for dropping off.

Glyn-Brnydd is located a short drive from the historic market town of Cardigan with its modern health centre, theatre and cinema complex, market hall and many top restaurants, cafes and art and craft shops. Cardigan is also only a short cycle ride across the S&W Wales Wildlife Park. Llechryd is on an hourly bus route into Cardigan or Carmarthen and is close to the many 'Blue Flag' beaches and coves along the Ceredigion Coastline. Llechryd has a welcoming community and its own array of local amenities including a popular primary school, community hall with regular events and a local garage and village shop. Furthermore, the famous River Teifi is visible from the house with its scenic country walks.

Living Room

Kitchen

Bathroom

Bedroom One

Bedroom Two

AUCTIONEER'S COMMENTS

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 right hand side, just past the Seven Stars Public House, after the small bridge, denoted by our For Sale Board. What 3 Words Reference = [///stopwatch.glanders.devalued](http://stopwatch.glanders.devalued)



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