

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: AMS/LW/10/24/OK/AMS/11/24  
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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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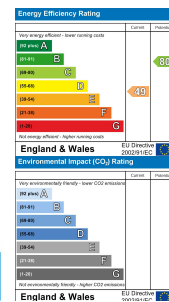


## 17 Gelliwen, Llechryd, Cardigan, SA43 2PQ

- Detached Bungalow
- Front & Rear Garden
- Walking Distance To School
- Two Reception Rooms
- Oil Central Heating
- Two Bedrooms
- Garage & Off Road Parking
- Approx. 3.5 Miles To Cardigan Town
- Village Location
- EPC Rating: E

**Auction Guide £150,000**

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A detached bungalow situated within a cul-de-sac location in the village of Llechryd. Within walking distance, to school, amenities and the River Teifi. The property benefits from two bedrooms, off road parking, and oil central heating.

The accommodation briefly comprises, an entrance hallway with two storage cupboards, one housing the hot water tank. There is a living room with a fireplace and electric fire, from here a door leads into the dining room where there is then an arched opening into the kitchen. The kitchen has matching fitted wall and base units, with space for a washing machine or dishwasher. There is a useful storage room with a door leading out to the garden. There are two double bedrooms, both benefiting from built in wardrobes.

Externally, to the side of the property there is a tarmacked drive with off road parking as well as a garage with power and lighting. The garden to the front and side of the property is laid to lawn with a mature shrub and tree boundary.

Llechryd 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. The village 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.

Auctioneer's Comments

DIRECTIONS

From Cardigan head along the A484 into the village of Llechryd. Enter the village and continue for a short distance until you see the entrance into Gelliwen on your left, opposite the bus stop before you reach the primary school. Turn into Gelliwen, taking the first right, go to the end of the road and the property is located on your left hand side in the corner. What three words [display.relishing.reclusive](#)



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