



Croftside, Lon Helyg, Cardigan, SA43 2NE

Offers in the region of £375,000



CARDIGAN
BAY
PROPERTIES

EST 2021





Croftside, Lon Helyg, Llechryd, SA43 2NE

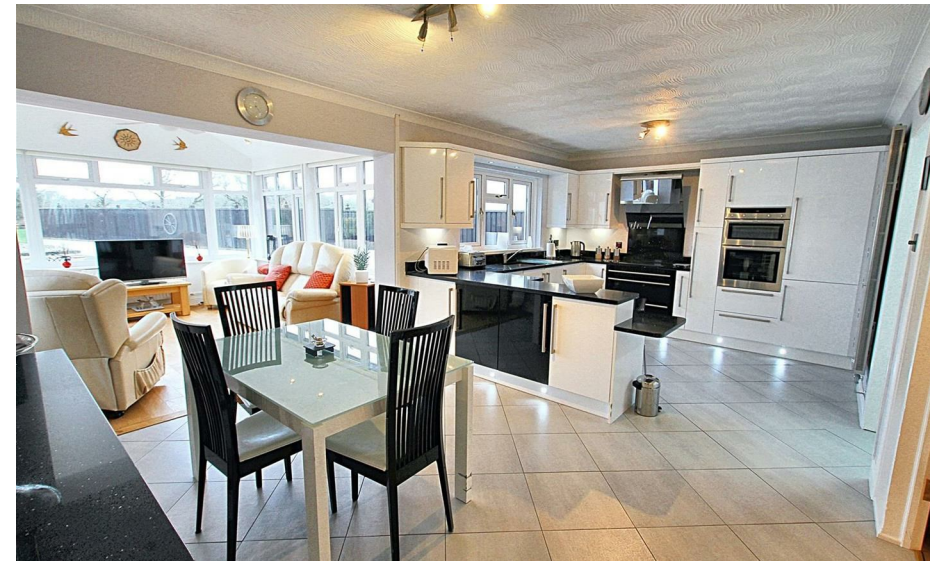
- Detached 3 bed bungalow
- Master En-suite
- Ample off road parking and integral double garage
- Walking distance to village shop & garage
- 6 minute drive to Cardigan Town
- Updated and tastefully modernised
- Level, spacious plot with low maintenance gardens
- Semi-rural village location
- 15 minute drive to Poppit Sands Beach
- Energy Rating: D

About The Property

A beautifully modernized and extended detached bungalow in the semi-rural West Wales village of Llechryd near Cardigan offers a wonderful blend of contemporary living and the beauty of the countryside. With ample off-road parking with integral double garage, and an enclosed, low-maintenance rear garden. Llechryd has many amenities such as a primary school, a village shop, and beautiful river walks with the nearby market town of Cardigan offering larger and boutique shops, supermarkets, schools, further education college, and so much more. The stunning coast of Cardigan Bay is less than a 10-minute drive away with all its magnificent sandy beaches and the Ceredigion coastal path.

The modern interior adds a sleek touch, with access into the property via a canopied entrance into a spacious hallway, with wood flooring, a built-in airing cupboard with lights, and doors to; the lounge with wooden flooring, a window to the front and an electric fireplace; the kitchen diner, with tiled flooring and a stylish kitchen with granite worktop, complete with built-in Neff electric hob (with extractor over), eye and waist level oven and grill, dishwasher and Bosch fridge freezer, and a sink with drainer. From here an opening leads into the conservatory and a door leads into the utility room. The conservatory is a great addition, providing a lovely space to enjoy natural light and the surrounding views over the garden, it benefits from a warm roof with Velux windows and patio doors out to the rear garden. The utility room has fitted wall and base units, a sink with a drainer and space and plumbing for a washing machine, with a door into a WC and a door into the integral double garage. The garage has two electric roller doors, a door out to the rear garden that houses the hot water tank and the oil-fired boiler that services the hot water and central heating.

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Details Continued:

Back in the hallway doors lead off to the three double bedrooms, a small office space and the family bathroom. Bedroom 1 is to the rear of the property and has built-in wardrobes. The second bedroom was used as a home office in the past, again this is a double room, with built-in storage and cupboards which were used for the home office, The master en-suite is a fantastic feature, offering privacy and convenience and is extended onto the original property with fitted wardrobes and dressers, double patio doors opening out to the rear garden, a walk-in wardrobe, lovely feature remote controlled ceiling lights and an en-suite. The En-suite is a wetroom with a

shower, toilet and sink unit with storage.

The family bathroom has a corner shower and a vanity toilet and sink unit with storage. There is a small office space off the hallway with built-in storage which would make a great home office or homework space for children.

Externally:

The property sits on a generous, level plot and is accessed off a small cul-de-sac just off the main A484 within the speed limit of the village. There are two entranceways into the property which give an in-out effect, although the owners inform us the official driveway is the one furthest away from the main road with the second being added at a later date for convenience.

The drive is gravelled with fenced boundaries and mature shrubs, with ample off-road parking and a double garage which provides plenty of space for vehicles, addressing a common concern for homeowners. There is gated access down both sides of the property to the rear garden with paved paths. On the right, through the gate, you pass the oil tank, a door into the rear of the garage, and carry on to the garden beyond. The low-maintenance garden is a thoughtful touch, ensuring that the outdoor space is not only beautiful but easy to care for. There is a spacious paved patio area with gravel paths, offering ample space for outside dining and entertaining with patio doors into the conservatory, with a mix of wall and fenced boundaries, and a raised flower and shrub bed.

This property offers a perfect combination of modern comfort, practicality, and the charm of a semi-rural setting making it an excellent choice for those who appreciate the best of both worlds.

Hallway
14'1" x 25'5" x 4'10" max, z shaped

Lounge
16'9" x 13'4"

Kitchen/Diner
21'2" x 11'9"

Conservatory
10'11" x 13'4" 5"

Utility Room
9'10" x 9'9" max

WC
4'9" x 2'9"

Double Garage
17'10" x 16'2"

Bedroom 1
11'8" x 10'8" max

Bedroom 2
13'4" x 11'8", max

Bathroom
8'3" x 6'8"

Home Office
8'3" x 4'1"

Bedroom 3 (Master)
13'6" x 10'11"

En-Suite
3'8" x 8'1"

VIEWING INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally. Please ensure you read the information below carefully, please ask us to explain anything that is not clear before arranging a viewing.

VIEWING INFORMATION: It is on a very small cul-de-sac. The access drive on the left-hand side crosses over the next doors drive and technically should not be there, the current owners added it in with prior verbal agreement from their neighbours at the time, and the owners informed us there haven't been any problems with the new neighbours since they moved in but they think it is a bit of an unofficial granting of access as they believe that theoretically there shouldn't be an opening there.

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

TAX BAND: E - Ceredigion County Council





TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

BUILDING SAFETY - N/A

RESTRICTIONS: N/A

RIGHTS & EASEMENTS: The driveway on the left goes across the front part of the neighbour's drive, whilst the other main driveway does not.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: There is historic planning on the field behind this property. It was originally for 6 dwellings to include 2 affordable dwellings, All planning numbers associated with this site are as follows: Planning Application Reference: A110051, A170826, A181204, 780983, A060385, A170826, A210663, A170648, A140087, A170648. Should any building go ahead in this field it could affect the views from this property's garden.

ACCESSIBILITY/ADAPTATIONS: The property is fitted with a wetroom in the en-suite.

COALFIELD OR MINING AREA: N/A

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING SERVICES:

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

SOLAR PANNELS: Fitted to the property

BROADBAND: Connected (however as it is not in use currently the owners may look to disconnect the broadband), the owners are unsure as to the type of connection. : Superfast available - Max download speed - 71 Mbps Max upload speed - 15 Mbps PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

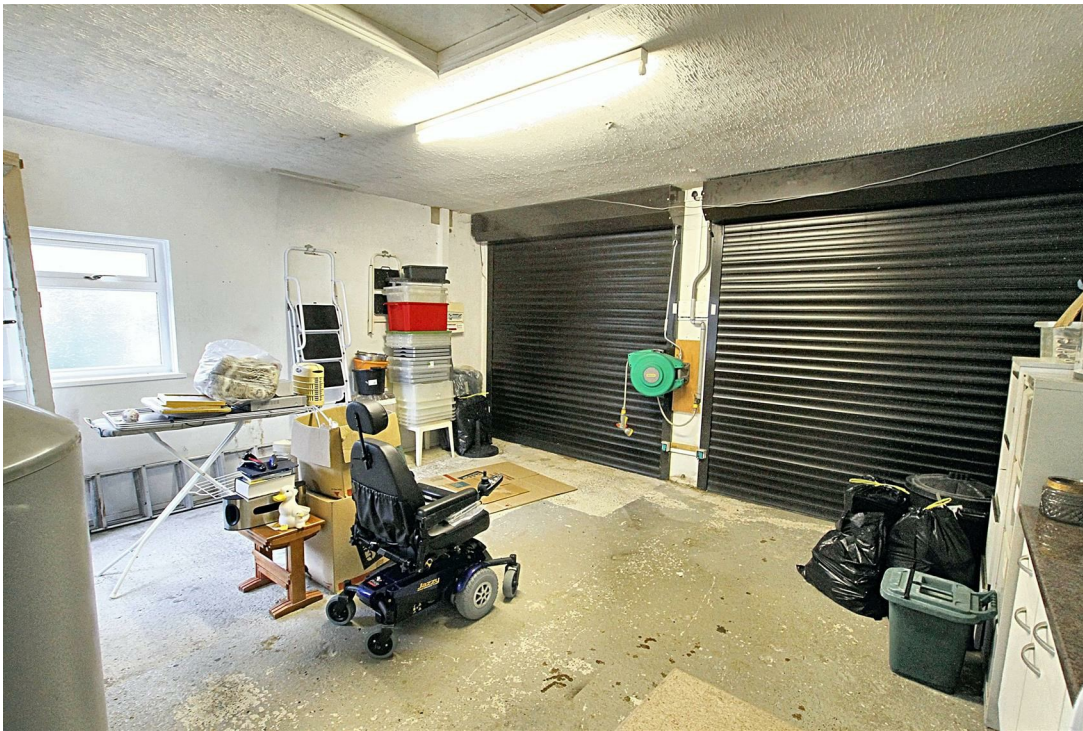
MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

HW/HW/01/24/OK













DIRECTIONS:

From Cardigan head out on the A484 until you reach the village of Llechryd. As you enter the village you will see the turning for Lon Helyg on your left, turn down this road and the property is the second on your left (first as you turn onto the cul-de-sac) denoted by our for sale board.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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