



Pant Yr Helyg, 21 Gelliwen, Llechryd, Cardigan, SA43 2PQ

Offers in the region of £375,000

 4  1  2  B



CARDIGAN
BAY
PROPERTIES

EST 2021



Pant Yr Helyg, 21 Gelliwen, Llechryd, SA43 2PQ

Offers in the region of £375,000

- 4/5 bedroom detached bungalow
- Air source heating and solar panels
- 2 first floor bedrooms with w/c
- Spacious rear garden
- Approx 7 minute drive to Cardigan town
- Recently modernised and extended
- Beautifully fitted, modern kitchen and bathroom
- Bi-fold doors leading to composite decking to rear
- Walking distance to bus stop
- Energy Rating: B

About The Property

Nestled in the charming village of Llechryd, near Cardigan, this detached bungalow is a true gem waiting to be discovered. Boasting two/three reception rooms and four/five bedrooms, this property offers ample space for comfortable living. 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.

Recently modernised and extended, this bungalow is a blend of contemporary elegance and traditional charm. The new kitchen, bathroom, and utility room are sure to impress even the most discerning buyer. The spacious open plan kitchen/breakfast room seamlessly flows into a sitting room/diner area, creating a perfect space for entertaining, with bi-fold doors out to the rear garden and decking.. Imagine enjoying your morning coffee on the composite decking overlooking the picturesque rear garden - a tranquil retreat right at your doorstep.

With two bedrooms on the first floor complemented by a convenient w/c, this home offers versatility and practicality. The addition of solar panels and air source heating not only adds eco-friendly credentials but may also help in reducing energy bills.

Entry to the property is via the front door into an open hallway, with doors off to two bedrooms (one double), the family bathroom, the lounge and the open plan kitchen/diner. The lounge leads into the home office (which could be used as a fifth bedroom). A door leads from here to the utility room (also accessed from the kitchen) with ample storage, plumbing for a washing machine, a w/c, and housing for the hot water cylinder and air source heating controls.

On the first floor are two double bedrooms, with under eaves storage, and a W/C



Externally:

The property is found on a small cul-de-sac. Parking is a breeze with space for three vehicles on the gravelled and concrete driveway to the front of the property. The rear garden, described as a blank canvas, presents an exciting opportunity for green-fingered enthusiasts to create their own outdoor oasis. With steps leading up to a generous sized composite decking area accessed from both the utility room and via the bi-fold doors out of the kitchen/diner.

Please note, there is currently no fencing at the end of the rear garden, this will need to be installed by the new owners.

In conclusion, this detached bungalow in Gelliwen is a rare find, offering modern comforts in a peaceful village setting. Don't miss the chance to make this property your own and experience the best of countryside living with a touch of luxury.

Entrance Hall

16'11" x 6'3" max (5.18m x 1.91m max)

Bedroom 1

12'10" x 9'7" (3.90m x 2.92m)



Bedroom 2
9'0" x 9'1" (2.75m x 2.78m)

Bathroom
9'2" x 7'1" (2.80m x 2.17m)

Sitting/Dining Room
8'11" x 10'7" (2.74m x 3.25m)

Kitchen/Breakfast Room
19'3" x 10'7" (5.87m x 3.25m)

Utility Room
8'1" x 19'4" (2.47m x 5.90m)

WC
3'2" x 5'4" (0.98m x 1.63)

Lounge
12'9" x 11'8" (3.90m x 3.56m)

Home Office/Bedroom 5
8'0" x 11'2" (2.46m x 3.42m)

Landing
3'6" x 2'9" (1.09m x 0.84m)

WC
2'11" x 8'9" (0.91m x 2.68m)

Bedroom 3
12'9" x 10'4" (3.91m x 3.16m)

Bedroom 4
12'6" x 10'1" (3.82m x 3.09m)

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

COUNCIL TAX BAND: D - Ceredigion Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar Panels for
Electricity

WATER SUPPLY: Mains

HEATING: Air Source Heating

BROADBAND: Available in area but not
connected - TYPE - Superfast / Standard -
up to 80 Mbps Download, up to 20 Mbps
upload. - PLEASE CHECK COVERAGE FOR THIS
PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Poor
Signal / Signal Available with EE , please
check network providers for availability, or
please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised
that there are none that they are aware of.

RESTRICTIONS: The seller has advised that
there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised
that there are none that they are aware of.

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has
advised that there are no applications in the
immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has
advised that there are no special
Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has
advised that there are none that they are
aware of as this area is not in a coal or
mining area.

VIEWINGS: By appointment only.

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

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The
successful purchaser(s) will be required to
produce proof of identification to prove
their identity within the terms of the Money
Laundering Regulations. These are a photo
ID (e.g. Passport or Photo Driving Licence)
and proof of address (e.g. a recent Utility
Bill/Bank Statement from the last 3 months).
Proof of funds will also be required,
including a mortgage agreement in
principle document if a mortgage is
required.

HW/HW/04/24/OK





Directions

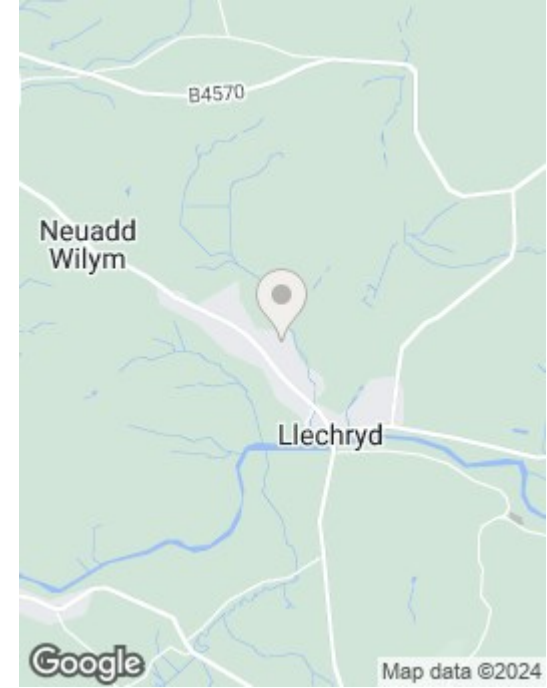
From Cardigan, take the A484 heading to Newcastle Emlyn. Head into the village of Llechryd, and carry on until you see a bus stop on the right hand side and the entrance into Gelliwen on your left. Turn into Gelliwen and the property is on the right hand side, half way down, denoted by our for sale board,.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk

