



12, Maes Y Deri, Cardigan, SA43 2NW

Offers in the region of £190,000



CARDIGAN
BAY
PROPERTIES

EST 2021





12, Maes Y Deri, Llechryd, SA43 2NW

- 3 Bedroom Semi Detached House
- Enclosed rear Garden with patio
- Ex local authority home
- Walking distance to village shop & garage & primary school
- 15 minute drive to Poppit Sands Beach
- Popular Llechryd village location
- Cul-de-sac location
- Spacious lounge/dining room
- 6 minute drive to Cardigan Town
- EPC Rating : E

About The Property

This charming 3-bedroom semi-detached house is located in the popular village of Llechryd, Cardigan. 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.

As you step into the property, you are greeted by a welcoming entrance hall leading to a spacious lounge diner, perfect for entertaining guests or relaxing with family. The lounge/diner boasts patio doors that open out to the rear garden, bringing the outdoors in. Additionally, the lounge features a fireplace (gas not connected) with a tile hearth and wooden surround, adding a touch of character to the home. The kitchen, accessible from both the hallway and lounge diner, is a functional space with a range of base and wall units, a freestanding electric oven and hob, and a sink with a drainer.

For added convenience, there is a side entrance leading to the kitchen, with a useful storage cupboard housing a washing machine, and shelving - ideal for storage or as a pantry space. The property also includes a separate w/c with a wash hand basin.

This ex-local authority house is nicely presented, offering three cosy bedrooms upstairs, two of which feature built-in wardrobes providing ample storage space. The family bathroom is conveniently equipped with a shower over the bath, a wash hand basin, and a w/c, catering to all your needs.

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Externally:

This home is accessed through the front gate onto the pathway leading you to the front door, to either side are mature shrubs in the front garden. The side pathway leads you to the rear garden which has a paved patio next to the back of the home, and enclosed beds that could be used for growing vegetables or returning to a lawn, the garden is fenced and there are raised borders with flowers and shrubs, to the rear of the garden is an additional circular patio area

ideal for al-fresco dining of an evening or to enjoy a cup of tea in the morning.

This property in Maesyderi offers a wonderful opportunity to create a warm and inviting home. Don't miss out on the chance to make this house your own and enjoy the tranquillity and comfort it has to offer.

Hallway
13'1" x 9'10" x 3'9"

Lounge/Dining Room
23'4" x 11'3"

Kitchen
11'8" x 9'10" (max)

Side Hallway
3'9" x 3'3"

WC
5'10" x 2'7"

Storage cupboard/pantry
3'9" x 2'6"

Landing
15'7" x 9'2" (max)

Bedroom 1
12'2" x 11'6"

Bedroom 2
10'8" x 11'4"

Bedroom 3
9'2" x 7'4"

Bathroom
7'1" x 5'10"

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

COUNCIL TAX BAND: C - Ceredigion

County Council

TENURE: FREEHOLD

PARKING: On-Street Parking

PROPERTY CONSTRUCTION: Traditional
Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Connected - TYPE -

Standard *** up to 17 Mbps Download, up
to 1 Mbps upload *** FTTP. - PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE -

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

MOBILE SIGNAL/COVERAGE INTERNAL:

Signal limited, please check network
providers for availability, or please check

OfCom here -

<https://checker.ofcom.org.uk/> (Link to
[https:// checker . ofcom . org . uk](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. Ex local authority property located in a Cul-de-sac

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.

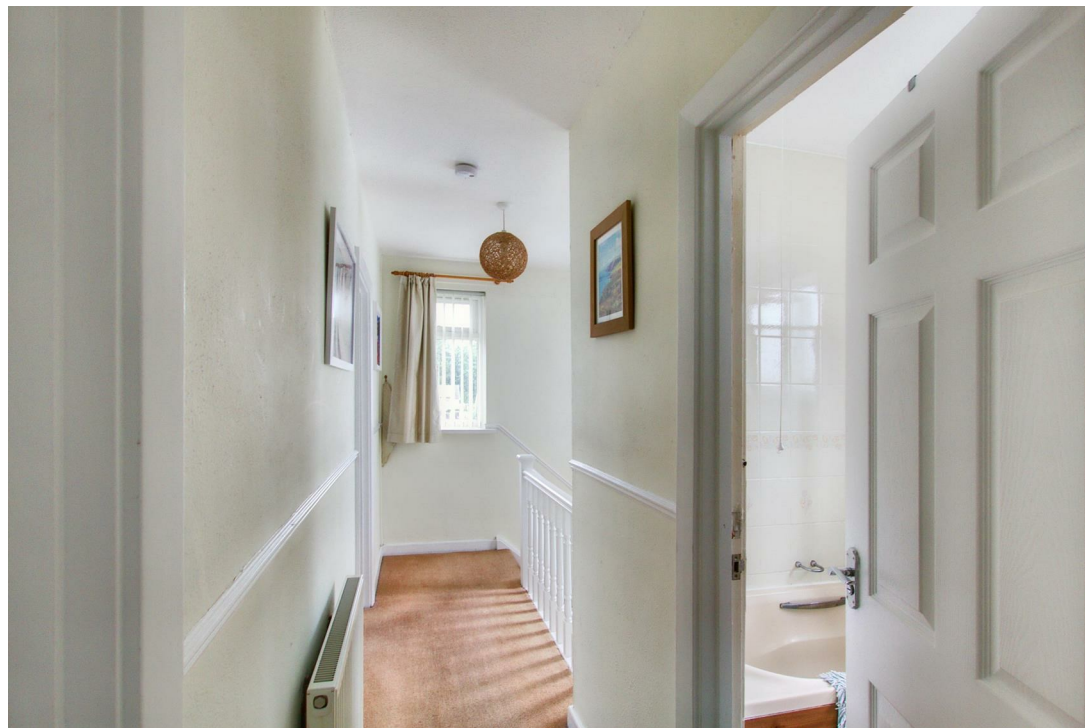
MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving

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.

TR/TR/06/24/OK/TR















DIRECTIONS:

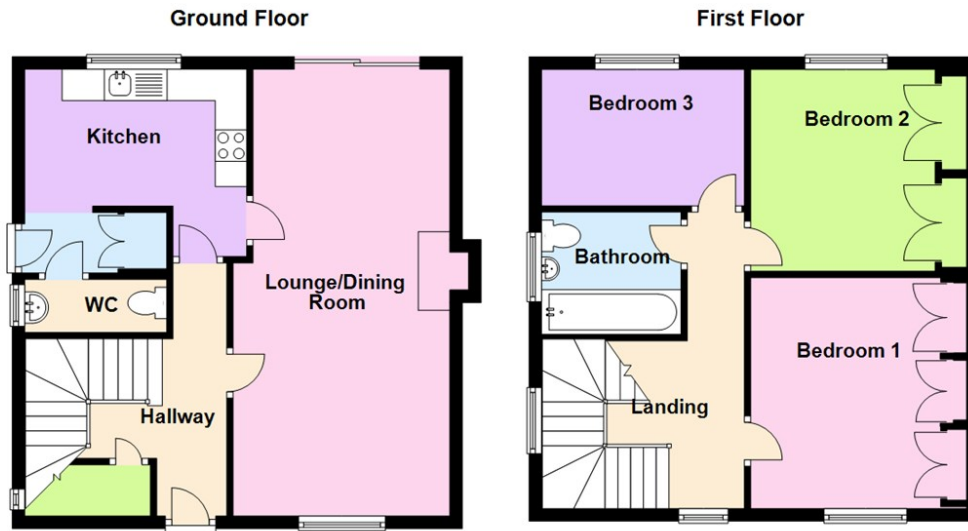
From Cardigan head out on the A484 until you reach the village of Llechryd. Drive into the centre of the village and opposite the primary school, and you will see the turning for Maes Y Drei on your left, turn down this road, then take the 2nd left and the property is located up the road on your left, (just next to the corner). 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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