




WRTH Y LLAN

# Wrth Y Llan, Pontycleifion, Cardigan, SA43

1DW



CARDIGAN  
BAY  
PROPERTIES

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EST 2021

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# Wrth Y Llan, Pontycleifion, SA43 1DW

- 3 Bedroom Semi detached house
- Off road parking & attached garage
- Character features
- Original stained glass windows
- Popular Cardigan town location
- Within walking distance to town center
- Gardens rear and front
- In need of some modernisation
- Rear conservatory
- EPC rating : TBC

## About The Property

Located in the charming area of Pontycleifion, Cardigan, this semi-detached townhouse offers a wonderful opportunity for those seeking a new home. Boasting original features throughout, this property exudes character and charm.

Cardigan sits on the estuary of the river Teifi with its rich heritage and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands and the many beaches and walks in and around Cardigan Bay.

Upon entering, you are greeted by an inviting entrance hall leading to two reception rooms, providing ample space for entertaining or relaxation. The lounge, adorned with a beautiful bay window featuring stained glass panes, retains its original elegance. Additionally, the under-stairs cupboard offers convenient storage space.

The ground floor also includes a kitchen with wall and base units, a sink, and a cooker. A door from the kitchen leads to a rear conservatory, offering a peaceful spot to enjoy views of the back garden. Accessible from the conservatory is the garage, providing parking for one vehicle, along with a separate shower and toilet room for added convenience.

Moving upstairs, you will find three bedrooms, each offering a unique layout. The master bedroom features a bay window, infusing the room with natural light and character. A second double bedroom is located towards the back of the property, while the third bedroom provides versatility as a single bedroom or home office.

Completing the upper level is the family bathroom, equipped with a bath, WC, and sink, catering to the needs of the household. With its well-maintained original features and spacious layout, this property presents a fantastic opportunity to create a comfortable and stylish home in a desirable location. Don't miss the chance to make this charming townhouse your own.

Offers in the region of £280,000



### Externally

You access this home via its own driveway leading you to the garage, there is a paved patio area to the front and a welcoming sheltered entranceway to the front door, you also have access to your garden from the side lane. The rear garden is enclosed, and mainly lawn, with a pathway up to the back of the garden, and a range of shrubs around the borders.

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property presents a fantastic opportunity to create a comfortable and stylish home in a desirable location. Don't miss the chance to make this charming townhouse your own.

Hallway  
12'8" x 6'1"

Lounge  
13'10" x 15'1"

Dining Room  
13'9" x 12'0"

Kitchen  
12'1" x 8'2"

Conservatory  
17'0" x 8'9" (max)

W/C  
4'10" x 3'5"

Shower Room  
4'11" x 3'5"

Landing  
8'2" x 7'5"

Bathroom  
7'5" x 7'1"

Bedroom 2  
12'10" x 11'8"

Bedroom 1  
13'9" x 12'11"

Bedroom 3  
7'11" x 7'6"

Garage  
17'8" x 10'0"

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

COUNCIL TAX BAND: D - Ceredigion  
County Council  
TENURE: FREEHOLD  
PARKING: Off-Road Parking/ Garage

Parking  
PROPERTY CONSTRUCTION: Traditional  
Build  
SEWERAGE: Mains Drainage  
ELECTRICITY SUPPLY: Mains  
WATER SUPPLY: Mains  
HEATING: Gas (Mains) Currently turned off,  
boiler servicing the hot water and central  
heating.

BROADBAND: Not Connected - 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 Available , please check network  
providers for availability, or please check  
OfCom here -

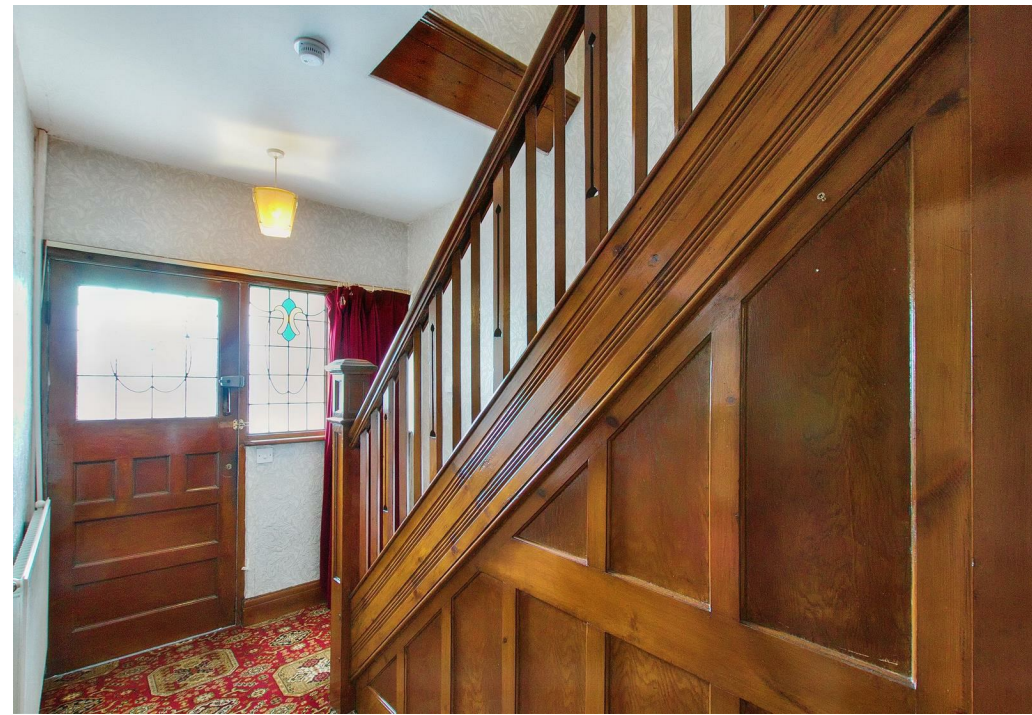
<https://checker.ofcom.org.uk/> (Link to  
[https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))  
BUILDING SAFETY - The seller has advised  
that there are none that they are aware  
of.

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. This property is currently in the process of probate. The town primary school playing field is located in the field to the rear of the garden.

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/07/24/OK/TR



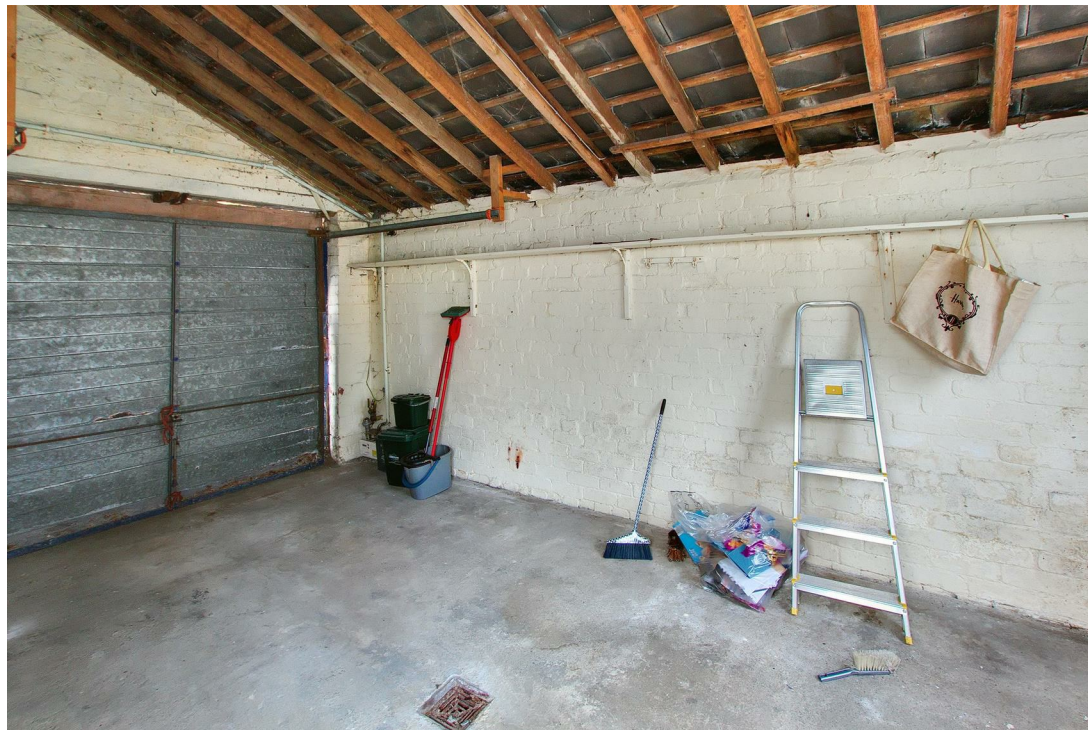
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

**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











14 SANDHILLS

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As you approach Cardigan town from the bottom roundabout, turn towards the town centre, then take the 1st right and the property is located directly in front of you, denoted by our for sale sign.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@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](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)



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