



Cwmsidan , Cardigan, SA43 2PN

£350,000

Nestled on the outskirts of the charming village of Llechryd, this delightful detached cottage offers a perfect blend of rural tranquillity and modern comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Set within approximately 0.5 acres of beautifully maintained grounds, the cottage is further complemented by an impressive six acres of surrounding woodland, providing ample space for outdoor activities, leisurely walks, or simply enjoying the natural beauty of the area. The cottage itself exudes character and warmth, making it a welcoming home. Its quaint features and inviting atmosphere are sure to appeal to those who appreciate the charm of traditional properties. The location offers the best of both worlds, with the peacefulness of the countryside while still being within easy reach of local amenities and the vibrant town of Cardigan.

Wooden door with glazed panel opens to:-

Hallway

Tiled flooring, radiator, door to:-

Open Plan Living/Kitchen



To the Living Area there is a wood burning stove with slate and stone surround, dual aspect windows, radiator, exposed beams, built-in storage.

Kitchen - fitted with a range of wall and base units and complimentary work surface over, inset stainless steel sink unit with mixer tap and drainer, space for electric cooker, extractor fan and splashback over, dual aspect windows, tiled flooring, space for fridge/freezer, void and plumbing for dishwasher and washing machine, door to:-

Rear Hallway

WC

Low flush WC, part tiled walls, radiator, tiled flooring.

Shower Room



Walk-in shower unit, tiled flooring, pedestal hand wash basin, heated towel rail, window to the side, loft access.

FIRST FLOOR

Landing

Window, panelled walls, built-in storage.

Bedroom One



Velux roof window, double glazed window to the side, exposed beams, vaulted ceiling, built-in eaves storage.

Bedroom Two



Window to the side, Velux roof window, built-in eaves storage.

Utilities & Services

Heating Source:

Services: Mains Electric

Oil Central Heating

Water: Mains

Drainage: Septic tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words: ///goat.manicured.escapes

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 0.9mbps upload and 8mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

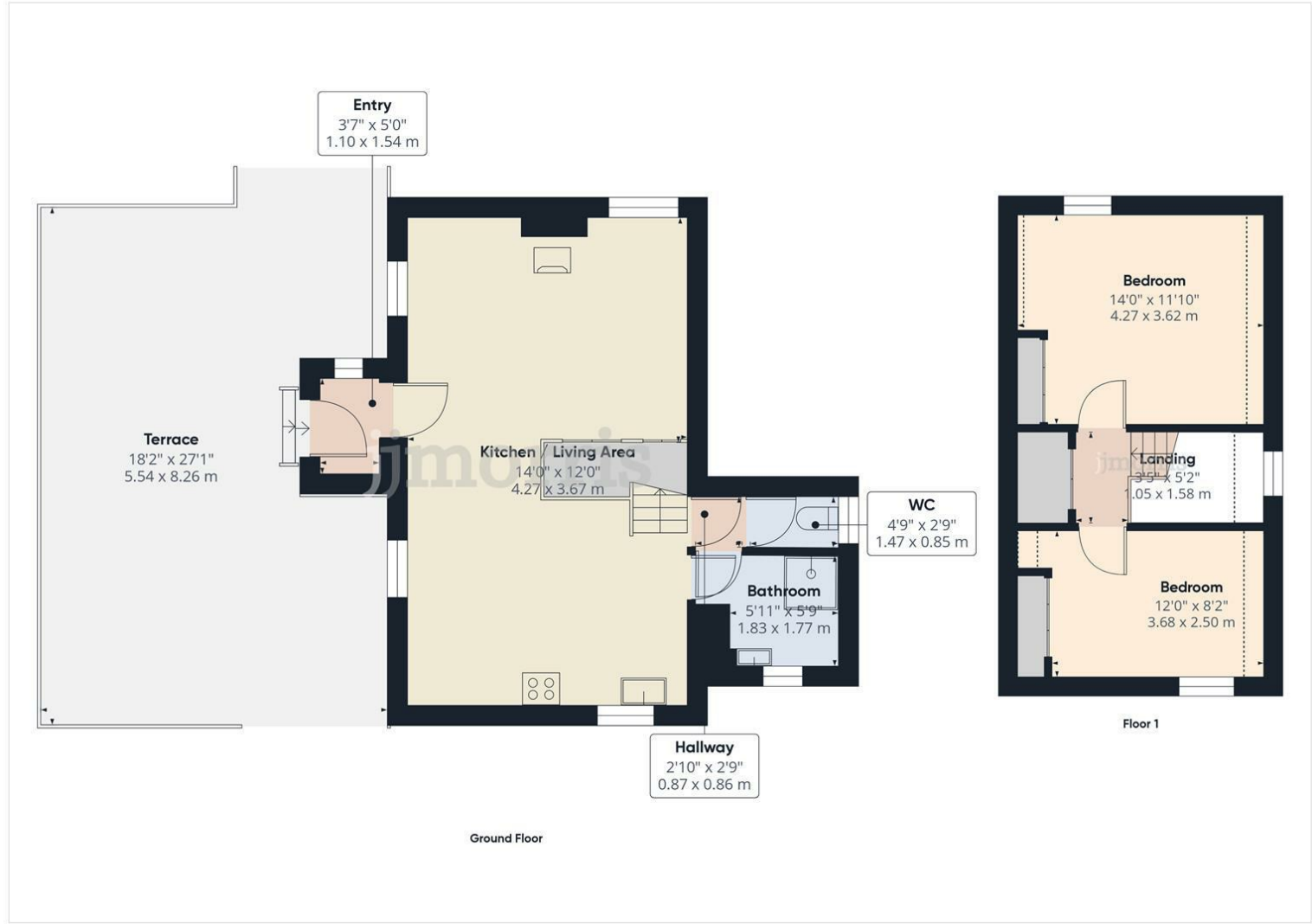
Three Voice - None & Data - None

O2 Voice - Limited & Data - None

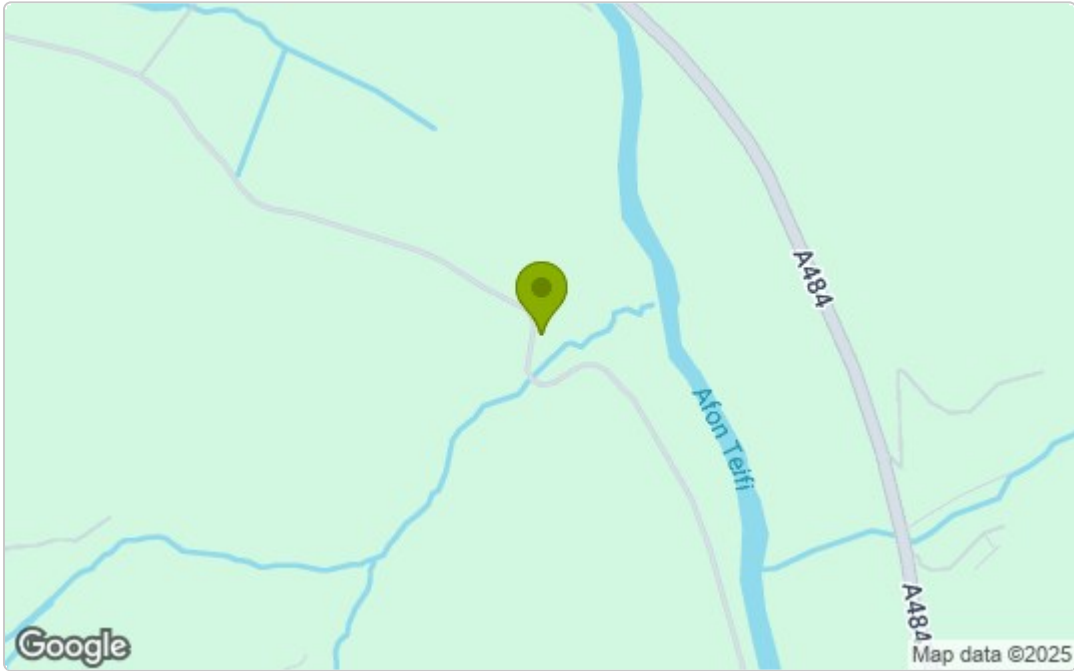
Vodafone. Voice - Limited & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

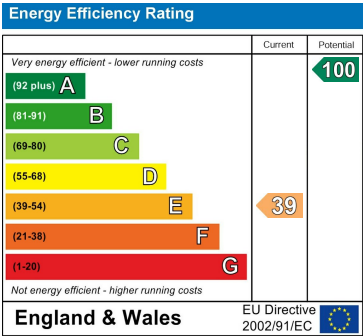
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com