



## Parc Helyg Lon Helyg, Llechryd, SA43 2NE

**£495,000**

Nestled in the charming village of Llechryd, Cardigan, this splendid detached house, which is set in around 1 acre of gardens, offers a perfect blend of comfort and modern living. Built in 1990, the property boasts a generous layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

With four well-appointed bedrooms, and an annex, this home is ideal for families or those seeking extra space for guests or a home office. Each of the four bathrooms ensures convenience and privacy, catering to the needs of a busy household.

The location in Lon Helyg is particularly appealing, offering a tranquil setting while remaining close to local amenities and the stunning Welsh countryside. This property presents an excellent opportunity for those looking to settle in a picturesque area with a strong sense of community.

Whether you are seeking a family home or a peaceful retreat, this delightful house in Llechryd is sure to impress.



Sliding uPVC door, double glazed uPVC window, paved patio flooring, part wooden panel ceiling, part plastic panel ceiling, doors to:-

### Office



Log burner with slate hearth, loft access, wooden windows, radiator, wood effect laminate flooring.

### Inner Hallway



Tiled flooring, coved ceilings, radiator, stairs rising off to the first floor, doors to:-

### Living/Dining Room



Log burner with feature surround and slate hearth, wooden windows, sliding wooden door, radiator, coved ceiling.

### Kitchen/Dining/Conservatory



Having a range of wall and base units with complimentary worktop surfaces, two stainless steel sink and drainers, plumbing for dishwasher, gas fired oven with extractor fan over, part tiled walls, tiled flooring, coved ceilings, radiator, space for under counter fridge, uPVC double glazed windows, uPVC double glazed door to the garden.

### Rear Entrance



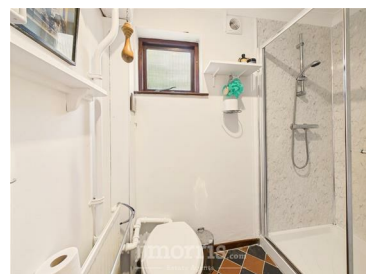
Tiled flooring, coved ceiling, radiator, door to:-

### Utility/Pantry



Plumbing for washing machine, space for dryer, radiator, coved ceiling, tiled flooring, door to:-

### Shower Room



Low flush WC, wash basin, walk-in shower with fitted shower and Aqua wall panels, extractor fan. coved ceiling, part tiled walls, tiled flooring, wooden window.

### Annex

## Kitchen



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, electric oven with extractor fan over, wooden window, part tiled walls, tiled flooring, coved ceiling.

## Living Room/Bedroom



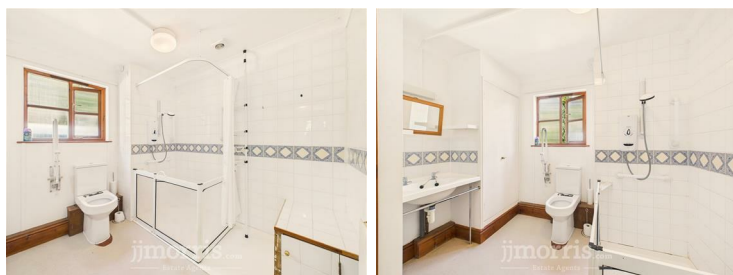
Wooden window, electric storage heaters, coved ceiling, door to:-

## Bedroom



Wooden window, electric storage heater, coved ceiling, door to:-

## Wet Room



Low flush WC, wash basin, electric shower with extractor fan, part tiled walls, vinyl flooring, radiator, wooden window, coved ceiling.

## FIRST FLOOR

## Landing



Wooden window, loft access, radiator, built-in storage/airing cupboard with water cylinder, wooden coving, doors to:-

## Bedroom One



uPVC double glazed window, radiator, wooden coving.

## Bedroom Two



uPVC double glazed window, radiator, built-in storage/wardrobe, eaves storage, wooden coving.

## Bedroom Three

uPVC double glazed window, radiator, wooden coving.

## WC

Low flush WC, wash basin, wooden window, part tiled walls, vinyl flooring, wooden coving.

## Bathroom

Low flush WC, pedestal wash basin, "P" shaped bath with fitted shower and extractor fan over, radiator, part tiled walls, vinyl flooring, wooden coving, wooden window.

## Externally

Gravel driveway with ample off road parking for several vehicles, patio seating area to the front of the property, lawned areas to the front and side with mature trees, shrubs and bushes. Car port to the rear which gives access to the rear entrance.

Good sized workshop/shed with electric and water connected. Metal store shed for gardening equipment, wooden shed, plastic shed, small feature pond.

### Utilities & Services

Heating Source: Oil central heating and electric storage heaters

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank.

Tenure: Freehold and available with vacant possession upon completion,

Local Authority: Ceredigion County Council

Council Tax: tbc

What3Words: ///lawful.dressy.inspected

### 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 both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Superfast 8mbps upload and 51mbps 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 outdoor mobile coverage

EE Good  
Three Good  
O2 Variable  
Vodafone. Variable

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 and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

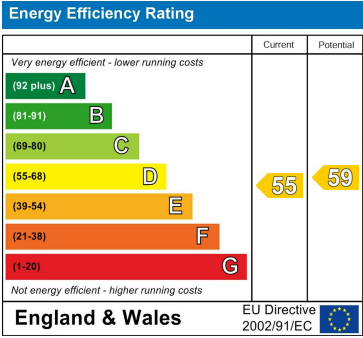
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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