



 **CARDIGAN BAY PROPERTIES**  
EST 2021

**52, Maesyderi, Cardigan, SA43 2NN**  
**Offers in the region of £199,900**

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# 52, Maesyderi, Llechryd, SA43 2NN

Offers in the region of £199,900

- Ex local authority semi-detached house
- Three bedrooms (two doubles and a generous single)
- Kitchen with pantry and side hall access
- Enclosed front and rear gardens
- Scope for updating if desired
- Village location in Llechryd, near Cardigan
- Lounge/diner with fireplace and garden outlook
- Ground floor WC
- Oil fired central heating
- Energy Rating: D

## About The Property

Looking for a well-proportioned three bedroom semi-detached house in a popular village near Cardigan, with enclosed gardens and scope to update over time. This ex local authority home in Llechryd offers a practical layout, useful storage, and easy access to Cardigan Bay and the wider West Wales area.

This ex local authority semi-detached house sits in the well-established village of Llechryd, just a short distance from Cardigan town, and offers a practical layout with plenty of scope for updating over time if desired. It's the sort of house that has clearly been cared for, but also leaves room to make changes at a comfortable pace rather than all at once.

To the front, a gated entrance from the pavement opens into a fully enclosed garden, with lawned areas either side of a path leading to the front door. Fenced and walled boundaries provide a good sense of separation from the road, and a pathway continues down the left-hand side of the house, giving access to the rear garden and the side hallway.

The front door opens into a useful porch, which in turn leads into the main hallway. From here there is under-stairs storage, stairs rising to the first floor, and doors into both the living space and the kitchen. The lounge/diner is a well-proportioned room with a clear division between living and dining areas. To the front of the house, the lounge area features a fireplace with an electric fire and a window overlooking the front garden. To the rear, there is space for a dining table, with a window looking out across the garden, and a door that connects through to the kitchen.

The kitchen is fitted with a range of base units and a wall-mounted cupboard, along with a stainless-steel sink and drainer. There is space for a freestanding electric cooker, plumbing for a washing machine, and room for an under-counter fridge.



### Details Continued:

A door leads from the kitchen into the side hall, which is a particularly useful feature of the house. From here there is access to a walk-in pantry with shelving and space for a freezer, an external door opening out to the side of the property (linking both front and rear gardens), and a further door into the ground floor WC.

Upstairs, the landing gives access to three bedrooms and the family bathroom. Two of the bedrooms are good sized doubles, one of which includes a built-in wardrobe and an airing cupboard housing the hot water tank and cold water header tanks. The third bedroom is a generous single,

suitable as a bedroom, home office or hobby room. The bathroom is fitted with an accessible walk-in shower, wash hand basin and WC, with a sliding door off the landing.

### Externally:

To the rear, the garden is enclosed and could easily be gated from the side access if additional privacy or security was required. There are patio areas for seating and outdoor dining, along with lawn and gravel sections planted with shrubs. The oil tank and external oil-fired boiler are also located within the garden. (Please note, the garden shed will not be included in the sale).

Overall, this is a straightforward, well-laid-out home that would suit a wide

range of buyers, from first-time purchasers to those looking for a manageable house with outdoor space and the option to update over time. Viewing is recommended to appreciate the layout and setting.

#### INFORMATION ABOUT THE AREA:

Llechryd is a popular village on the outskirts of Cardigan, well placed for access into the town and surrounding countryside, while also being within easy reach of the coastline and the wider Cardigan Bay area. This part of West Wales continues to appeal to buyers looking for a balance of village life, coastal access and everyday amenities close by. The village itself benefits from a garage with village shop, a pub, chip shop and a primary school.

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.

Porch  
4'3" x 2'9"

Hallway  
3'1" x 9'11" max

Lounge/Diner  
11'1" x 23'2" max

Kitchen  
11'6" x 9'9"

Side Hall  
3'0" x 3'11"

Pantry  
2'4" x 4'1"

WC  
5'9" x 2'7"

Landing  
3'0" x 15'5" max

Bedroom 1  
11'1" x 12'1"

Bedroom 2  
8'7" x 10'11"

Bedroom 3  
9'4" x 7'5"

Bathroom  
5'10" x 7'2"

#### 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

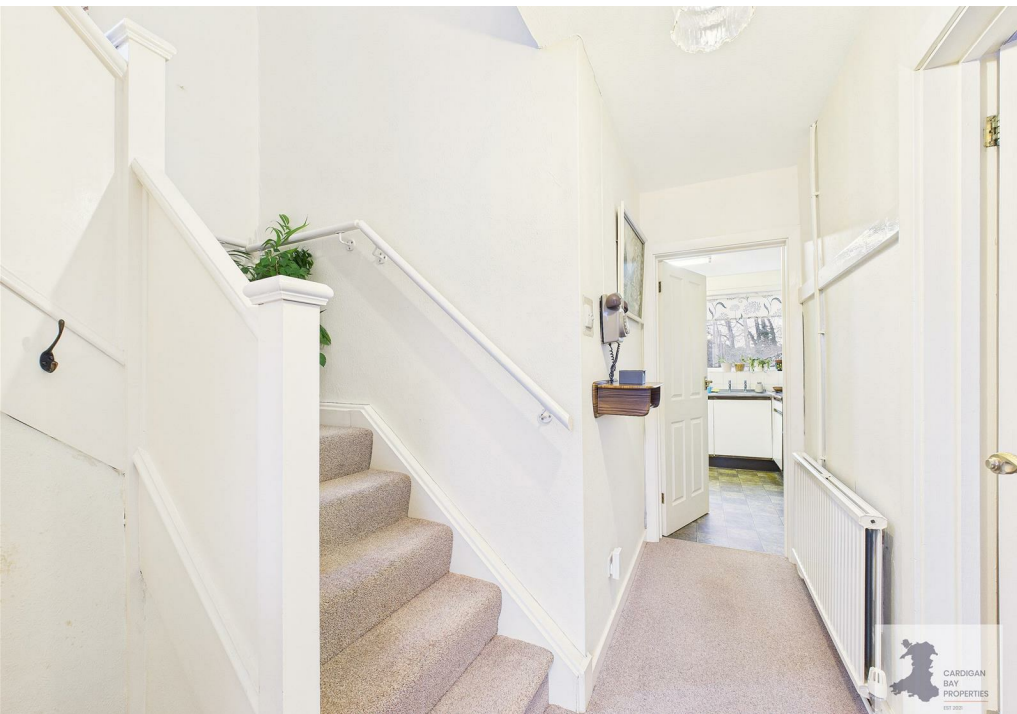
WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating / Electric Heating with immersion heater for hot water / None /

Communal / Solid Fuel (describe what it does)  
BROADBAND: Not Connected - TYPE - Superfast / Standard are available in this area with speeds up to 80 Mbps Download, up to 20 Mbps upload available. - 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://](https://checker.ofcom.org.uk/)





checker. ofcom . org . uk)

**BUILDING SAFETY** - The seller has advised that there are no issues 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.

**OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:**

**LAND TRANSACTION TAX (LTT):** You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

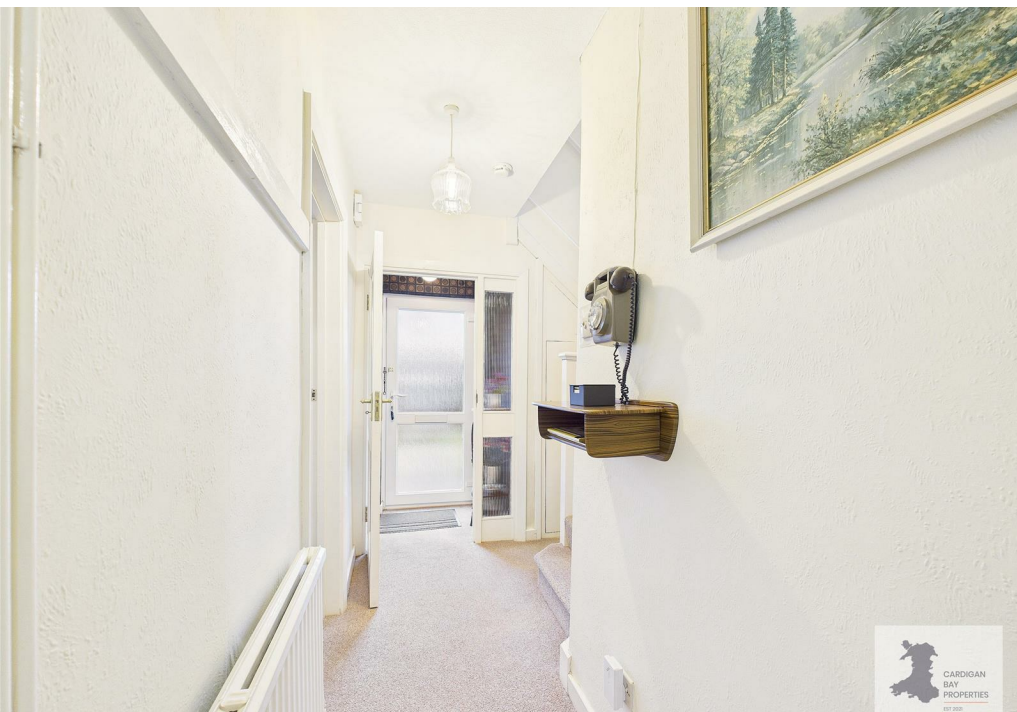
**BUYING AN ADDITIONAL PROPERTY:** If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the

Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

**MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS:** As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC** - these also need to be taken into consideration when purchasing a property.



Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Ex local authority property. Parking is on street (there is plenty of space directly outside this property although it is not officially this property's parking). This property is close to a primary school. The rear garden backs onto the far end of the school playing field. The garden shed is not included in the sale.

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.

CW/HW/01/26/OK









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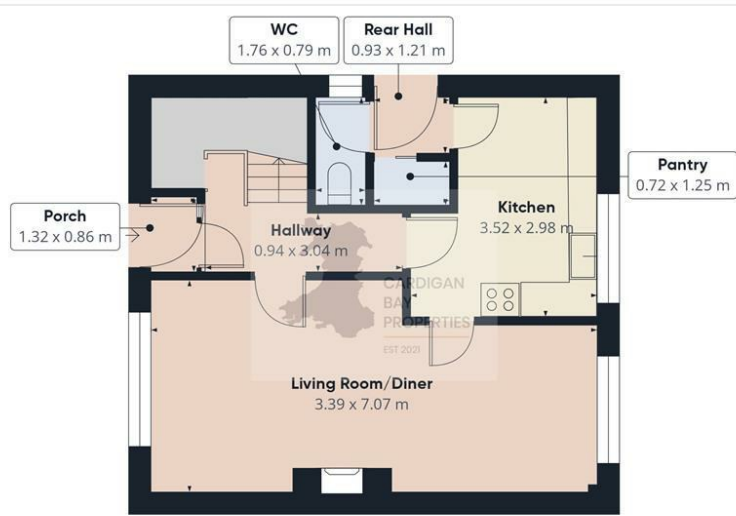




**DIRECTIONS:**

From Cardigan head out along the A484 and continue until you reach the village of Llechryd. Continue through the village until you reach the right turning into Maesyderi (just before the village primary school). Turn right into here and the property is the 5th on the left. What3Words:///award.travels.commutes





Floor 0



Floor 1



Approximate total area<sup>0</sup>  
81.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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