

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'F' Ceredigion  
DRAINAGE: We are advised that this property is served by private drainage

ref:LW/AMS/12/25/OK/AMS  
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

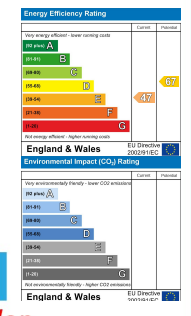
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

### Panteg Llechryd, Cardigan, Ceredigion, SA43 2PS

- Detached House
- Four Reception Room
- Ample Off Road Parking
- Countryside Views
- Oil Central Heating
- Five Bedrooms
- Full of Character
- Rural Location
- Double Garage & Workshop
- EPC Rating: E

Offers In The Region Of £525,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

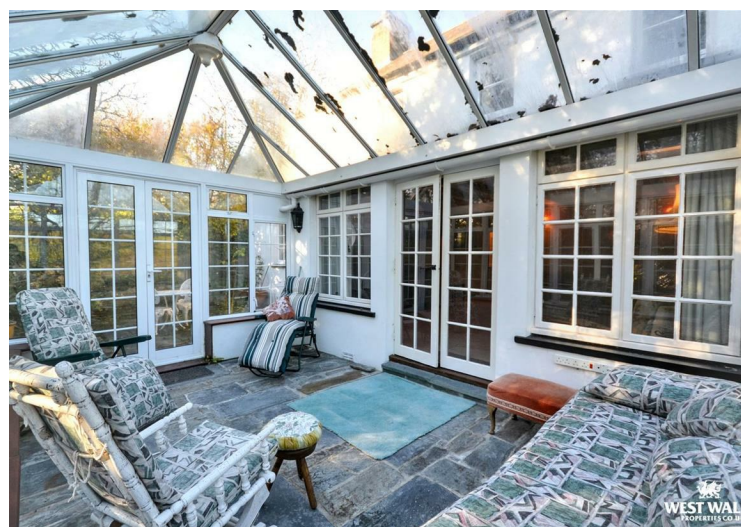
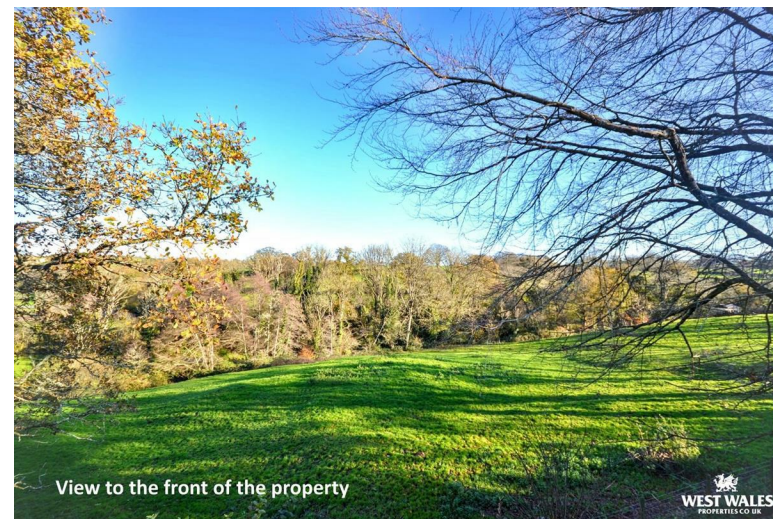


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The Agent that goes the Extra Mile





We are pleased to present this substantial five-bedroom detached home, set on the outskirts of the village of Llechryd and enjoying far-reaching views across open countryside. Offering four versatile reception rooms and generous frontage, the property retains many original features whilst providing an excellent opportunity for modernisation, allowing buyers to shape it to their own style. Well-situated for local amenities and full of potential, it would make an ideal family residence or an appealing lifestyle property.

The accommodation briefly comprises an entrance hallway offering ample space for coats, shoes, and additional storage with cloakroom and separate WC. An archway divides the hallway into two sections, where there is an attractive staircase. To the left side of the property sits the main living room, featuring a characterful fireplace with an electric stove, plus the opportunity to have an open fire, creating a cosy focal point. Patio doors lead directly into the conservatory, which enjoys lovely views over the front garden and provides an ideal spot for relaxation. Adjacent to the living room is a further versatile reception room, perfectly suited as a home office or study.

At the opposite end of the property is the dining room, which leads through to the kitchen. The kitchen is fitted with a range of wall and base units and is equipped with an AGA, adding warmth and charm to the space. A practical utility room adjoins the kitchen and offers additional fitted units and workspace.

From the utility room there is internal access to the double garage, which houses the boiler and benefits from power and lighting, making it useful for storage or workshop needs. There is also access to the rear porch, where doors open out to the back of the property, together with a handy storage room plus an additional WC.



An inviting staircase from the entrance hall rises to the first floor, where you will find four double bedrooms, each equipped with its own wash basin. The master bedroom, benefits from a separate dressing room with shower and an en-suite bathroom. From this room, you can enjoy views across the surrounding countryside.

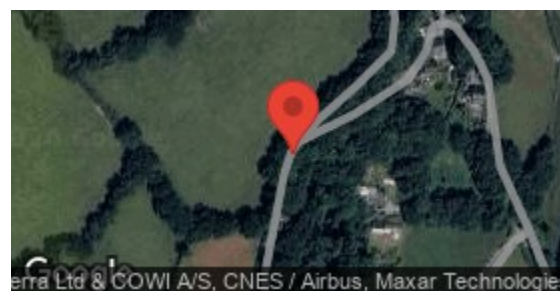
In addition to the double bedrooms, there is a further single. A family bathroom completes the first-floor accommodation, providing convenience and comfort for a busy household.

Externally, the property is approached via a shared country lane, opening onto a driveway that provides ample off-road parking and direct access to the double garage. In addition to the main garage, there is also a useful outbuilding, ideal for extra storage, or workshop use.

The front of the property features a maintained lawned area that wraps around to a patio at the side—perfect for outdoor dining. The rear of the property can be easily accessed from both sides of the property.



Llechryd is a popular village, situated approximately 3 miles from the market town of Cardigan. The village amenities include a shop, primary school, public houses and a place of worship. The arched stone bridge over the river Teifi provides a picturesque link from Ceredigion to Pembrokeshire. The town of Cardigan has much to offer including a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.



#### DIRECTIONS

From Cardigan take the A484 road to Newcastle Emlyn where the village of Llechryd will be found after approximately 3.6 miles. Continue through the village taking the left hand turn before you reach Flambards hotel. Continue along this road keeping left until the road forks off left. Turn left and follow the road until you reach the property - it will be found on your left hand side. What three words - //inclines.bronzer.copycat

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.