



**Alma Cottage, Adam Street, Cardigan, SA43 2QJ**

**Offers in the region of £349,950**



**CARDIGAN  
BAY  
PROPERTIES**

EST 2021





# Alma Cottage, Adam Street, Llechryd, SA43 2QJ

Offers in the region of £349,950

- Charming detached cottage, dating back to the 1820s
- Plus a self-contained 1 bedroom annex
- Wood burning stoves in both cottage and annex
- Gardens and seating areas
- Village location near Cardigan and Newcastle Emlyn
- Extended 3 bedroom character cottage
- Exposed stone walls and beams
- Open plan kitchen/dining/living space with underfloor heating
- Off-road parking, Air Source Heating, Solar Panels
- Energy Rating: TBC

## About The Property

Looking for a character cottage with income potential, original period features and a self-contained annex in a well-connected West Wales village? This charming, extended cottage combines beautifully updated accommodation, patio and gardens and countryside surroundings, all within easy reach of Cardigan Bay, Cardigan and Newcastle Emlyn.

This beautifully presented and tastefully modernised property has evolved into a particularly well-balanced home combining character, practicality and flexibility and includes air source heating and solar panels. Situated in the village of Llechryd, the property has been carefully improved by the current owners whilst retaining many of the details that give homes of this era their appeal, including exposed stone walls, timber beams, wood burning stoves and deep window reveals.

The setting works especially well for those wanting village life without feeling isolated. Llechryd sits within the Teifi Valley and offers straightforward access to both Cardigan and Newcastle Emlyn, each around a ten-minute drive away, while the coastline and beaches of Cardigan Bay are also within comfortable reach. It is a location that continues to attract buyers looking for a mix of countryside surroundings and day-to-day convenience.

The main cottage centres around an impressive open plan kitchen, dining and sitting area which immediately gives the property a sociable and welcoming feel. The room blends modern finishes with the building's original character surprisingly well. Contemporary fitted units sit alongside exposed oak beams and brickwork, while the wood burning stove creates a natural focal point within the space. The kitchen itself has been thoughtfully designed with Neff appliances including eye-level double ovens, separate grill, microwave, dishwasher and five ring hob, alongside generous worktop space and a breakfast bar providing additional storage and seating and underfloor heating in this area.



Details continued:

From the main living area, an inner hallway leads through to the separate lounge, another particularly attractive room featuring exposed brickwork and a second wood burning stove. Sliding doors open directly onto the outside seating area and gardens, helping the room connect naturally with the surrounding plot.

The utility room adds another practical layer to the layout, fitted with matching storage units and additional worktop space alongside plumbing for appliances and further storage. This area also acts as the connecting point to the annex accommodation, making it versatile for a range of living arrangements whilst still allowing both spaces to operate independently if required. It is also a large enough room that it could be split to offer a separate utility room for the annex if

needed. A ground floor cloakroom houses the hot water cylinder and controls for the air source heating and underfloor heating system.

Upstairs, the first floor continues the character theme with exposed stonework and beams across the landing. The main bedroom is a particularly impressive size, featuring exposed stone walls, fitted wardrobes and dual windows bringing in plenty of natural light. The remaining two bedrooms are both comfortable doubles, each offering a different outlook over the surrounding grounds and countryside. The family bathroom has been finished to a high standard with both bath and separate shower, vanity storage and tiled finishes creating a modern but understated feel.

The Annex:

The annex is one of the property's strongest selling points and offers genuine flexibility

rather than simply additional occasional accommodation. Accessed independently through patio doors to the side into the lounge, it includes a lounge with built in wood burning stove, fitted kitchen, double bedroom and wet room. It could suit multi-generational living, guest accommodation, holiday letting potential or even workspace use depending on requirements.

Externally:

Externally, the grounds provide a real sense of space around the cottage. The gardens extend to the front, side and rear with a mix of lawned sections, mature planting and seating areas positioned to make the most of the countryside surroundings. The front patio area has been left to offer the new owners a chance to put their own touch on the finish (either with patio slabs, block paving etc) and works particularly well as an outdoor dining space during the warmer months with the addition of the brick built outside pizza oven. Steps lead down from the roadside to the patio, with parking space to the rear for one car, and ample spaces on the street for more parking if needed. The patio extends to the side and towards the rear of the property where there is an area of hardstanding (this area is currently open and needs fencing off). And beyond the parking area is another area of lawn, elevated behind the property. There is a very useful container to the front garden, partially timber clad, which is useful storage for garden and outdoor equipment, and a handy woodstore to the side of the property.

The property also benefits from owned solar panels alongside air source heating, helping improve efficiency whilst complementing the extensive renovation work already carried out.

Properties with this level of character, combined with a genuinely usable annex and gardens, are becoming increasingly difficult to find in the Teifi Valley area. Viewing is strongly recommended to appreciate both the standard of finish and the flexibility on offer.

INFORMATION ABOUT THE AREA:

Llechryd itself remains a popular village within this part of West Wales thanks to its strong community feel and excellent access to both inland market towns and the coastline. Cardigan offers a range of independent shops, cafes, supermarkets and schooling, while Newcastle Emlyn continues to be popular for its traditional high street and riverside setting. The wider Cardigan Bay coastline provides countless beaches, coves and coastal walks, making this an appealing area for both permanent living and lifestyle-led moves.

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.

Kitchen/Diner/Sitting room

23'6" x 21'3" max

Inner Hall

3'0" x 13'0"

Lounge

13'4" x 12'3"

Laundry Room

7'1" x 12'6"

WC

7'4" x 4'5"

Landing

7'8" x 4'11" & 3'7" x 27'5" max

Bedroom 1

18'8" x 13'8" max

Bedroom 2

11'10" x 14'4"

Bedroom 3

15'8" x 10'1"

Bathroom

11'5" x 8'6"

Annex area

Hall

2'11" x 10'3"





Living Room

13'6" x 11'5"

Kitchen

8'7" x 8'5"

Bedroom

14'7" x 9'9"

Wet Room

6'11" x 4'11"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking - There is parking for one car to the rear and on street parking outside the property.

PROPERTY CONSTRUCTION: Traditional Build with one Timber Framed Window, rest double glazed

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

WATER SUPPLY: Mains

HEATING: Air Source heating and 2 Wood Fuel Burning Stoves

BROADBAND: Connected - TYPE - Superfast - up to 600-700 Mbps Download, up to 200 Mbps upload \*\*\*

FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. -

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: Good outdoor, variable in-home 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 no issues that they are aware of.

RESTRICTIONS/COVENANTS: 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 - Medium - Surface Water: Low

This property flooded in 2018 due to extreme weather, it has not flooded since. It is in an area of medium flood risk from the river and low flood risk of surface water.

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 is a ground floor bedroom and wet room at 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. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing -

<https://www.youtube.com/@cardiganbayproperties>

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.

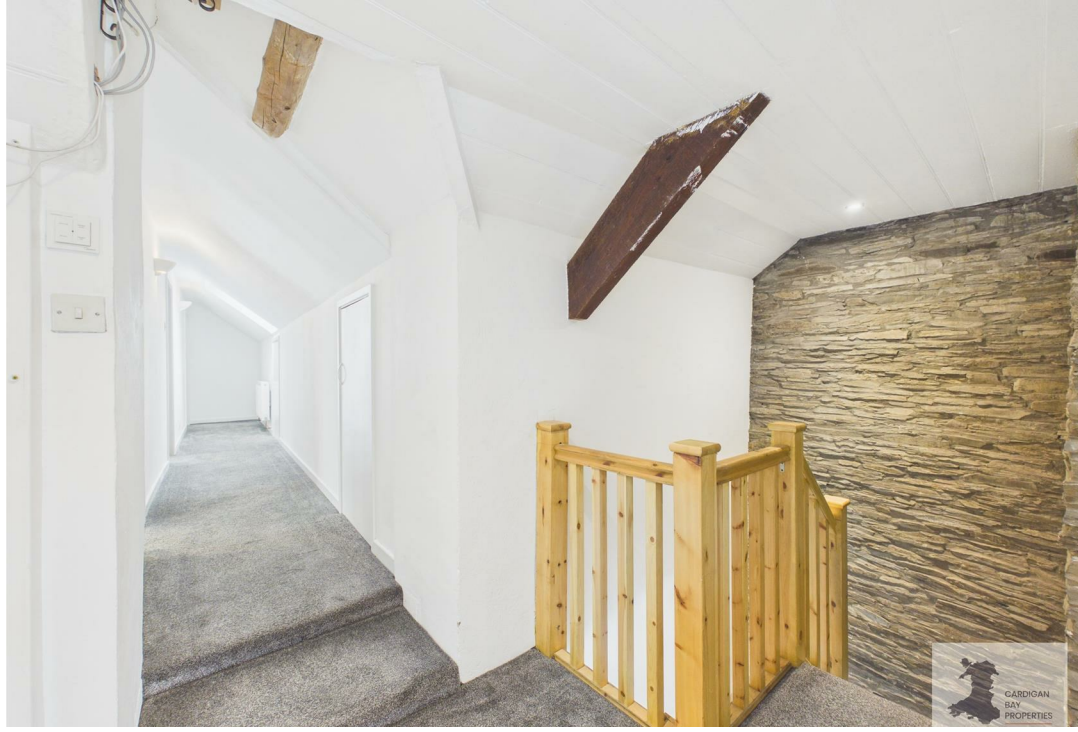
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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.

HW/HW/06/26/OK







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**DIRECTIONS:**

From Cardigan head out on the A484 to Llechryd. Drive through the village, past the bridge on the right hand side and carry on, past a bus stop on the left and take the left turning up Lady Road/Adam

Street. This property is the first on the left. What3Words:

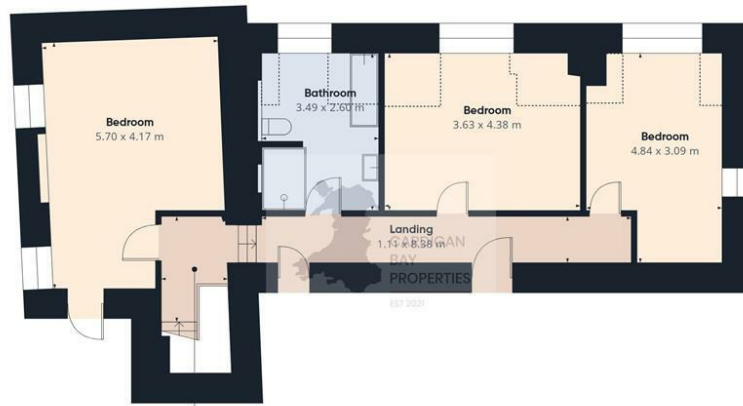
[///bedrooms.roosters.inkjet](https://www.what3words.com/bedrooms.roosters.inkjet)





WC  
2.24 x 1.37 m

Floor 0



Landing  
2.35 x 1.51 m

Floor 1



Approximate total area<sup>(1)</sup>

182.9 m<sup>2</sup>

Reduced headroom

5.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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

GIRAFFE360



### 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>		
(55-68) <b>D</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 Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@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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