



# Panteg

Llechryd, Near Cardigan, West Wales

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YOUR WEST WALES ESCAPE STARTS HERE

Offers Over £495,000



If you've been dreaming of leaving behind busy roads, crowded neighbourhoods and the pace of modern life... whilst finding somewhere that offers more space, more privacy and a completely different way of living...

*this could be exactly what you've been waiting for...*

Tucked away down a quiet country lane in an idyllic countryside position near Llechryd, this substantial detached country residence offers over 2,530 sq ft of accommodation, beautiful valley views, complete privacy and an increasingly rare opportunity to enjoy countryside living without the responsibility of owning acres of land.



## WHY THIS LOCATION WORKS

Positioned in the sought-after village of Llechryd, this home offers the perfect balance between rural living and everyday convenience.

You're surrounded by peaceful countryside whilst remaining incredibly well connected.

- 10 Minutes to Cardigan
- 15 Minutes to Aberporth Beach
- 10 Minutes to St Dogmaels
- 30 Minutes to New Quay
- Easy access to some of West Wales' most beautiful coastline including Mwnt and Poppit Sands



*For buyers relocating to West Wales, this is the lifestyle many people spend years searching for.*

## A HOME DESIGNED FOR FAMILY LIFE

Stepping inside, the scale of the property immediately becomes clear.

The central entrance hallway creates a wonderful first impression and leads through to multiple reception rooms, allowing the property to adapt effortlessly to modern family life.

The main living room is a substantial family space centred around a feature fireplace, creating a warm and inviting place to relax, whilst patio doors lead directly into the large conservatory overlooking the lawned gardens.

At the opposite end of the property sits the formal dining room, ideal for entertaining, family gatherings and special occasions, with direct access out onto the gardens and into the kitchen.





The kitchen sits at the heart of the home and retains wonderful original character, centred around a traditional Rayburn and offering the perfect opportunity for the next owner to thoughtfully create a beautiful modern country kitchen whilst preserving the personality already here.

A separate utility room, pantry, downstairs WC, study and extensive storage spaces make everyday family life practical and functional.

Upstairs, the home continues to impress with five generously proportioned bedrooms, including a large main bedroom, with adjoining shower room, bathroom and storage offering exciting future potential to create an incredible private suite.



Ai Example



# Features

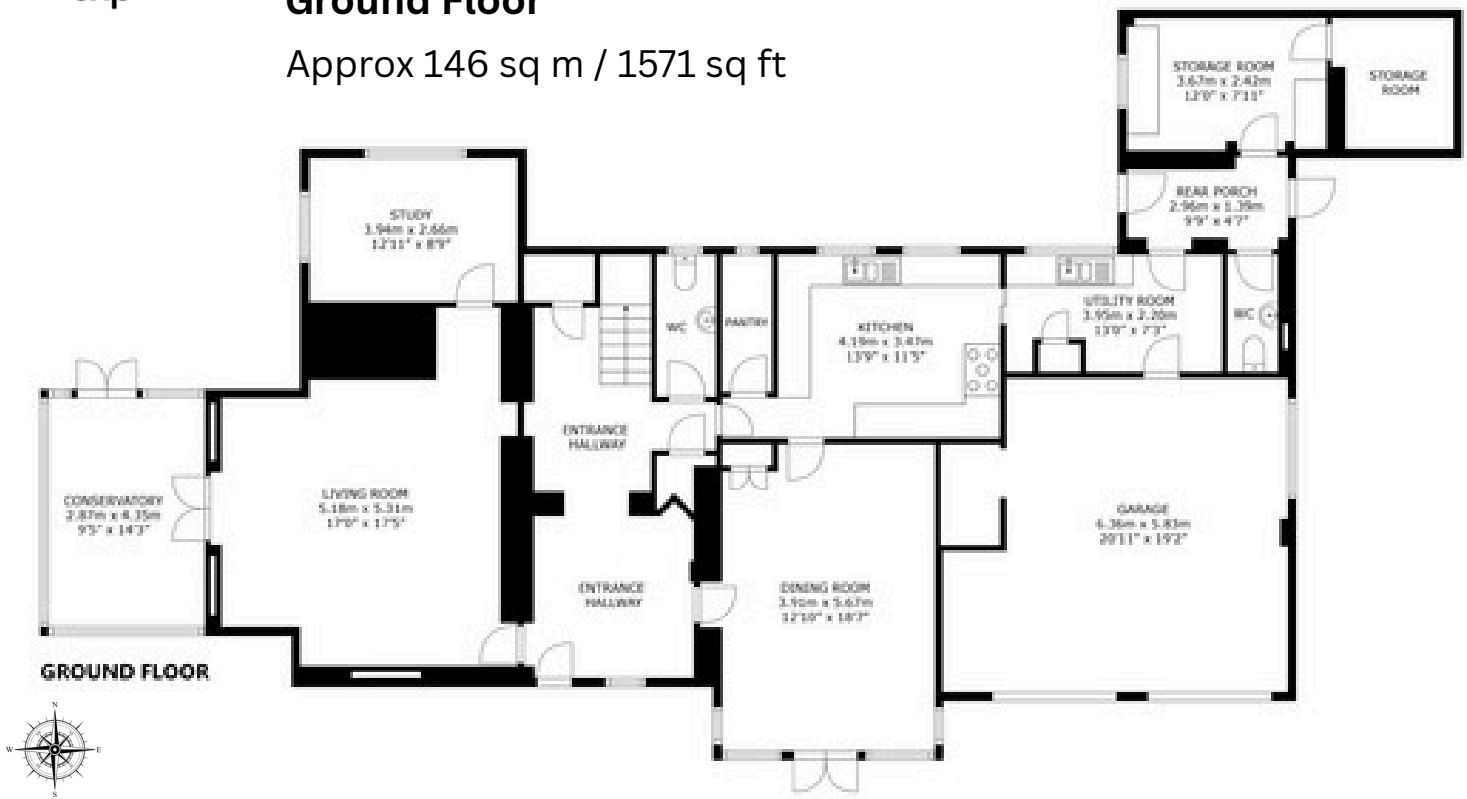
- ✓ *Substantial detached country residence extending to over 2,530 sq ft*
- ✓ *Five bedroom home ideal for larger families or multi-generational living*
- ✓ *Beautiful countryside setting with only one immediate neighbour*
- ✓ *Quiet single lane approach offering privacy and peaceful surroundings*
- ✓ *Double garage plus substantial external workshop*
- ✓ *Multiple reception rooms ideal for family life and entertaining*
- ✓ *Large conservatory overlooking lawned gardens and views*
- ✓ *Character kitchen centred around traditional Rayburn*
- ✓ *Beautiful views from the front elevation*
- ✓ *Close to Cardigan and some of West Wales' most beautiful beaches*

*More than a property...*

*it's a lifestyle many people dream of...*

## Ground Floor

Approx 146 sq m / 1571 sq ft



# ROOM DIMENSIONS

## Ground Floor

- Entrance Hallway
- Living Room — 5.18m x 5.31m (17'0 x 17'5)
- Conservatory — 2.87m x 4.35m (9'5 x 14'3)
- Study — 3.94m x 2.66m (12'11 x 8'9)
- Dining Room — 3.91m x 5.67m (12'10 x 18'7)
- Kitchen — 4.19m x 3.47m (13'9 x 11'5)
- Pantry
- Utility Room — 3.95m x 2.20m (13 x 7'3)
- Downstairs WC
- Rear Porch — 2.96m x 1.39m (9'9 x 4'7)
- Storage Room 1 — 3.67m x 2.42m (12'0 x 7'11)
- Storage Room 2
- Double Garage — 6.36m x 5.83m (20'11 x 19'2)



## First Floor

Approx 89 sq m / 962 sq ft

# ROOM DIMENSIONS

## First Floor

- Bedroom One — 3.87m x 5.68m (12'3 x 18'5)
- Shower Room — 3.58m x 2.64m (10'5 x 8'6)
- Ensuite — 2.60m x 2.67m (8'8 x 7'7)
- Bedroom Two — 4.23m x 3.46m (13'10 x 11'4)
- Bedroom Three — 3.67m x 3.32m (10'9 x 9'6)
- Bedroom Four — 3.05m x 2.57m (12'0 x 10'11)
- Bedroom Five — 3.80m x 2.06m (10'9 x 9'6)
- Family Bathroom - 2.02m x 2.34m (6'6 x 7'6)
- Landing Area

## Total House

Approx 235 sq m / 2530 sq ft





## OUTSIDE

Lawn gardens surrounding the property

- Extensive driveway parking for multiple vehicles
- Quiet countryside setting
- Detached external outbuilding
- Beautiful far-reaching valley views
- Single lane approach with minimal neighbouring properties



## A HOME FULL OF OPPORTUNITY

Lovingly maintained over many years, this home now gives the next owner the opportunity to modernise, personalise and create something truly special whilst protecting the incredible space and character already here.

*A substantial home...*

*An exceptional location...*

*A lifestyle many people dream of...*

*I genuinely don't think the photos prepare you for how much space this home offers...*

**Watch the full property tour and come & take a look around with me** 🎥



*Book!  
Now!*



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