

Fully refurbished 5 bed house with adjoining 1 bed cottage & shop/office area. Llechryd Near Cardigan - West Wales.



Clifton House & Cottage, Llechryd, Cardigan, Ceredigion. SA43 2NR.

£495,000

Ref R/4256/RD

****Fully refurbished 5 bed dwelling with adjoining 1 bed cottage**Potential home with an income**Set within a large commodious plot**Private parking arrangements**A ground floor shop/office space/potential annexe (stc)**Walking distance to village amenities**Popular Teifi side village**5 minutes drive to Cardigan**No expense spared in the high quality refurbishment programme**Wealth of original features retained**AN EXCITING OPPORTUNITY TO SECURE A POTENTIAL HOME WITH AN INCOME IN A POPULAR LOCATION THAT MUST BE VIEWED TO BE APPRECIATED****

The property is situated within the village of Llechryd on the banks of the River Teifi and the fringes of Cardigan town centre. The village offers a good level of local amenities and services including village shop and post office, active community hall, primary school, excellent public transport connectivity and places of worship. The nearby Market town of Cardigan along the Teifi estuary offers a good level of services including traditional High Street offerings, supermarkets, retail parks, cinema and theatre, community hospital, local cafes, bars and restaurants, 6th form college and various employment opportunities. Carmarthen and the M4 are within 40 minutes drive of the property. The Pembrokeshire coast and national park is within a 10 minutes drive.



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GENERAL

An exciting refurbishment programme finished to the highest order.

No expense has been spared in completing the refurbishment of this property which provides a large 5 bed dwelling and accompanying 1 bed cottage. Both have full residential status.

Within the main house is also an area where a previous shop was operating with adjoining kitchenette and toilet facilities. We believe this has the potential for continued office/shop use (ideal for those working from home) or has potential to be included as part of a separate annexe to the house (stc).

Clifton Cottage is located to the rear of the property with ample off road private parking with a recently re-surfaced tarmac driveway and parking areas with extended garden area laid to lawn.

All in all an exciting investment project.

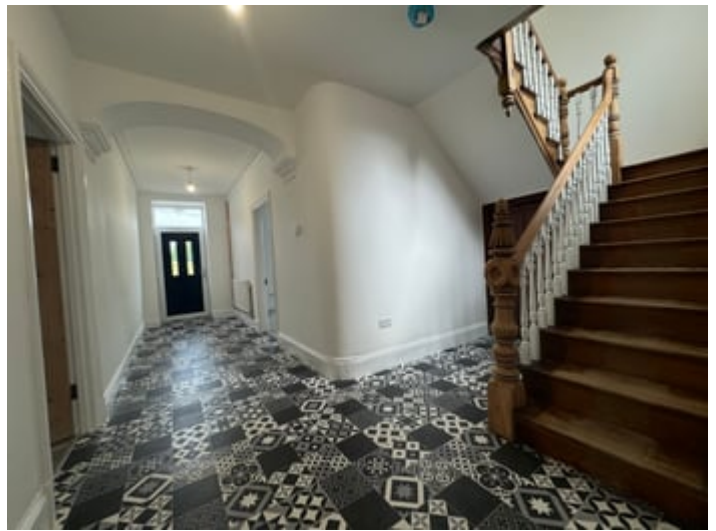
CLIFTON HOUSE

GROUND FLOOR

Entrance Hallway



5' 3" x 23' 1" (1.60m x 7.04m) accessed via a glass panel composite door with fan light over, tiled effect vinyl flooring, radiator, original archway and cornices to ceiling, understairs



cupboard, original staircase to first floor.

Lounge



13' 1" x 16' 6" (3.99m x 5.03m) with bay window to front, multiple sockets, radiator.

Shop/Lounge/Study (potential annexe area)





12' 4" x 18' 1" (3.76m x 5.51m) with original shop front style windows and glass doors to front, wood effect flooring, part exposed brick wall, 2 x electric heaters.

Kitchenette

10' 3" x 16' 9" (3.12m x 5.11m) with base units with stainless steel sink and drainer, external door to rear courtyard, stone fireplace and surround, wood effect vinyl flooring, part stone walls.



W.C.



With w.c. single wash hand basin.

Kitchen





19' 9" x 13' 4" (6.02m x 4.06m) a large kitchen with Cream shaker style base and wall units, oak worktop, double oven and grill, fitted microwave, double sink and drainer with mixer tap, induction hobs with extractor over. Housing the Worcester oil boiler, radiator, part feature stone walls, vinyl effect tiled flooring, spot lights to ceiling, space for dining table. Side glass panel door and double glass doors to rear courtyard Access to -

Inner Hallway

With potential for pantry style shelving.

W.C



With w.c. wash hand basin, side window.

FIRST FLOOR

Landing





With window to half landing allowing in extra natural light. Access to loft. Stripped timber flooring, radiator.

Shower Room



With enclosed shower, w.c. single wash hand basin, heated towel rail, tile effect vinyl flooring, spot lights to ceiling.

Front Bedroom 1

11' 1" x 16' 7" (3.38m x 5.05m) a double bedroom with bay window to front, radiator, timber flooring, multiple sockets.



Front Bedroom 2

11' 7" x 11' 5" (3.53m x 3.48m) a double bedroom, window to front, timber flooring, radiator, multiple sockets.



Front Bedroom 3



14' 2" x 11' 1" (4.32m x 3.38m) a double bedroom, original cast iron fireplace and Period fire surround, timber flooring, 2 x windows to front, radiator.

Rear Bedroom 4



11' 6" x 10' 9" (3.51m x 3.28m) a double bedroom, window to rear, timber flooring, multiple sockets.

En Suite



5' 1" x 7' 8" (1.55m x 2.34m) with enclosed shower, w.c. single wash hand basin, heated towel rail.

Master Bedroom



20' 1" x 12' 1" (6.12m x 3.68m) a large double bedroom space with dual aspect windows to side, timber flooring, radiator, multiple sockets.



En Suite



5' 1" x 7' 7" (1.55m x 2.31m) enclosed tiled shower unit, w.c. single wash hand basin, heated towel rail, rear window, tiled effect vinyl flooring.

EXTERNALLY

To the Front



Clifton House enjoys front access via the existing shop front or the enclosed front patio area with access to the entrance hallway.



To the Side & Rear.



A tarmacadamed driveway that leads to the rear of the property which has a large tarmacadamed courtyard area, ideal for 5+ cars to park with extended garden area laid to lawn.



CLIFTON COTTAGE

Open Plan Lounge/Kitchen and Dining Area.



GROUND FLOOR

16' 2" x 21' 5" (4.93m x 6.53m) Accessed via glass panel door, dual aspect windows to front and side, oak effect flooring, multi fuel burner on a slate hearth with stone surround, exposed beams to ceiling, electric heater.

Kitchen Area with Grey base and wall units with wood effect worktops, stainless steel sink and drainer with mixer tap, double electric oven and grill, electric hobs with extractor over, Lamona washing machine and dishwasher, space for free standing fridge freezer, spot lights to ceiling. Side





Directions

On leaving Cardigan towards Newcastle Emlyn, take the A484 road and continue for approximately 2 miles from Cardigan, through Llangoedmore and into Llechryd. Proceed through the village of Llechryd, passing the primary school on your right hand side and Robert Davies Motors on your right. Continue for approximately 200 yards and the property is located on the right hand side where there is a fork in the junction.

For further information or to arrange a viewing on this property please contact :

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