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RICS



Since 1989

**** TO BE SOLD BY ONLINE AUCTION *****Detached Chalet with Garden and Patio. Popular seaside village of Llangrannog - West Wales.*



The Sylph Chalet Llangrannog, Ceredigion. SA44 6RH.

Ref R/3305/ID (GUIDE PRICE)

£45,000

**** TO BE SOLD BY ONLINE AUCTION ****This Auction will be held by our joint Auctioneers - Auction House Wales www.auctionhouse.co.uk/wales ** Online Bidding will open at 12 noon Monday 1st May 2024 **

****A Rare Opportunity****Detached Chalet**Traditionally built with slate roof**1 Room plus Wet Room**Outside Extensive Garden and Patio (Approx 140 sq m)**10 Minutes Walk Sea Front**

Popular Coastal Resort of Llangrannog with its lovely sandy beach pub and eating houses and access to the All Wales Coastal Path**Also convenient to many other popular and picturesque seaside villages and coves along this West Wales Heritage coastline. An easy reach of the larger Marketing and Amenity Centres of the area.



Open Plan Bed/Sitting Room/Kitchen



GENERAL

GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID AND LEGAL PACK

We ADVISE ALL Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

THE ACCOMMODATION

17' 0" x 5' 5" (5.18m x 1.65m) with half glazed entrance door, kitchenette with base units, stainless steel sink unit, electric storage heater, vaulted ceiling, 2 Front aspect windows.

Door to -



(Please see boundaries as marked in Red on Identification Plan. (Land Registry Title No CYM263543).



Wet Room



5' 5" x 4' 0" (1.65m x 1.22m) has a Triton electric shower unit, low level flush toilet, pedestal wash hand basin with mixer taps, opaque window to front, quarry tiled floor.



EXTERNALLY

The Grounds.

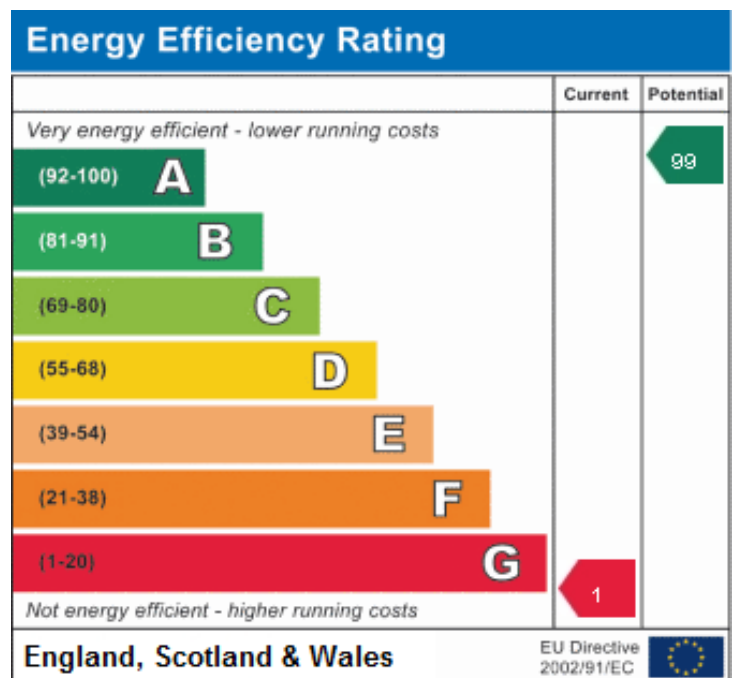
A good sized area of garden mainly laid down to patio slabs and with a Cedarwood Garden Shed.



Council Tax Band A.

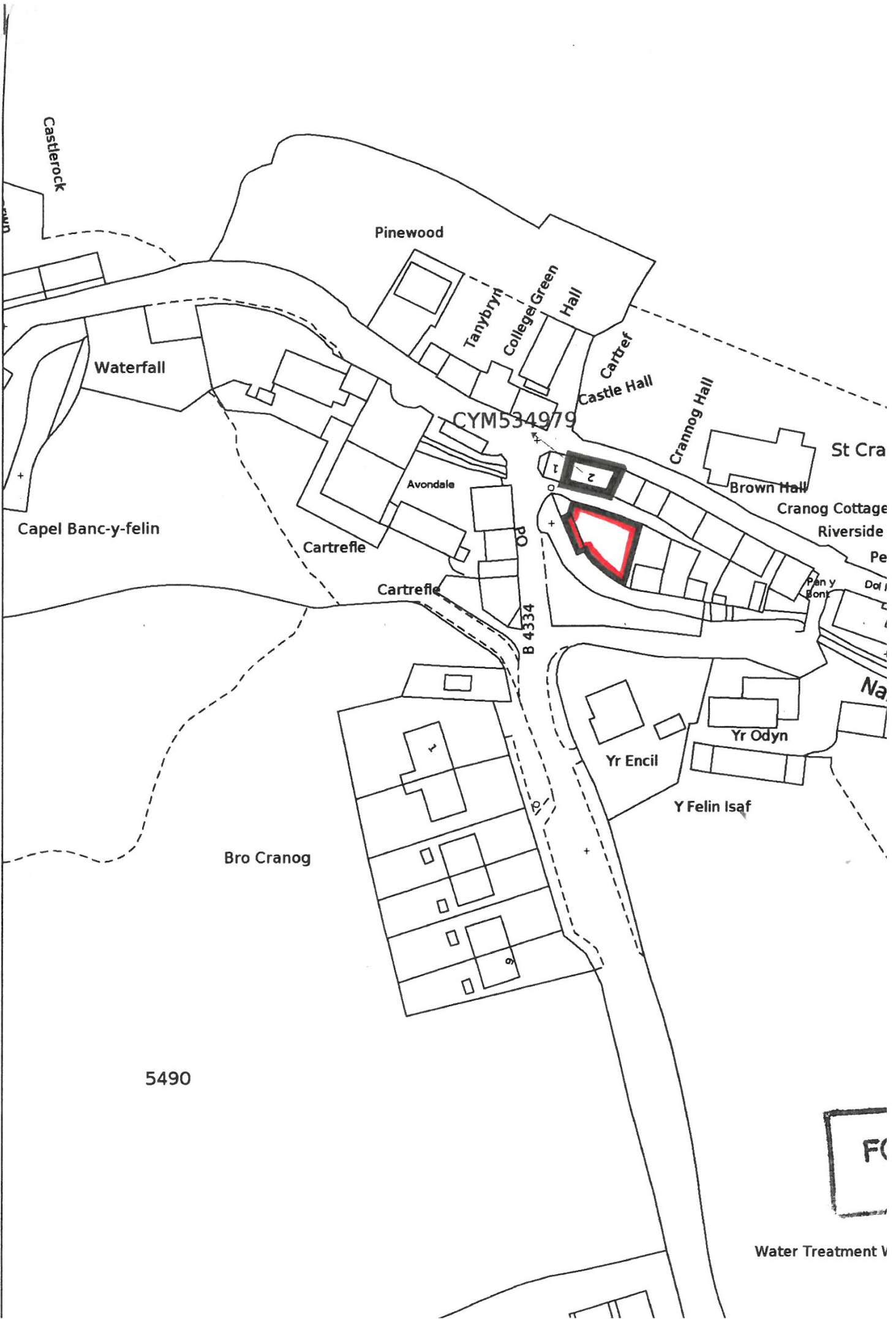
Directions

Travelling on the main on the A487 coast road from Aberaeron towards Cardigan. When you reach the village of Brynhoffnant with the Service Station on your left hand side turn immediately right onto the B4334 Llangrannog road. Follow the course of the road for some 3 miles until you enter the village of Llangrannog. As you enter the village you will see the public car park on the left hand side, then a row of houses on the left and you will drop down and come to a T junction. Just before the T junction you will see this property immediately on the right hand side.



Services

No Services Connected at present. We believe there is a historic connection to the Mains Sewerage. Our understanding is that this and the neighbouring cottage were originally one property with the same supplies of electricity and water connected to both properties. The cottage was subsequently sold and at that time the services to this property was severed. Potential purchasers must make their own enquiries as to the availability/feasibility for new connections to services.



Casterock

Pinewood

Waterfall

Tanybryn
College Green
Hall

Cartref
Castle Hall

Cranog Hall

St Cra

CYM534979

Avondale

Brown Hall

Cranog Cottage
Riverside

Capel Banc-y-felin

Cartrefle

Cartrefle

B 4334

Yr Encil

Yr Odyn

Y Felin Isaf

Bro Cranog

5490



Water Treatment V