

A Perfect Family Home ! Immaculately presented 3/4 bedroom semi detached residence, set in attractive gardens and grounds. Llechryd Near Cardigan - West Wales.



1 Penperci Villas, Llechryd, Cardigan, Ceredigion. SA43 2NJ.

£298,000

Ref R/4706/ID

****A perfect family home ! **Sympathetically renovated character property**Spacious 3-4 bed accommodation**Wealth of character features throughout**Located in the village of Llechryd Near Cardigan**Only a 10 minute drive from the Cardigan Bay coastline**Attractive gardens and grounds**Private parking for 2 cars and car port**Double glazing and oil fired central heating**MUST BE VIEWED TO BE APPRECIATE THE GOOD QUALITY OF WORKMANSHIP****

The accommodation - Entrance hall, reception room, feature lounge / dining room, kitchen / breakfast room, shower room, rear utility. First floor - 3 double bedrooms, bathroom.

The property is situated in the Coastal village of Llechryd being on the lower reaches of the River Teifi. The town of Cardigan, steeped in its history provides a range of local amenities including community hospital, an array of local cafe's, bars and restaurants, doctors surgery, supermarkets, cinema, access to the Teifi Estuary, Poppit Sands and Gwbert. The larger strategic centre of Carmarthen is some 40 minutes drive away as is access to the M4 and the National rail connections.



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GROUND FLOOR

Entrance Porch

3' 7" x 5' 6" (1.09m x 1.68m) via half glazed hardwood door, engineered oak flooring.



Reception Hall

11' 4" x 5' 6" (3.45m x 1.68m) with engineered oak flooring, staircase to first floor, central heating radiator, understairs storage cupboard.



Reception Room / Office / Downstairs Bedroom 4

12' 6" x 11' 2" (3.81m x 3.40m) with dual aspect windows to front and side, multi fuel burner with ornate victorian surround and slate hearth, exposed beams.



Open Plan Lounge/Dining Room

28' 2" x 17' 0" (8.59m x 5.18m) a feature room with a dining area, multi fuel stove with exposed chimney breast, raised slate hearth, oak mantle, exposed beams to ceiling, engineered oak flooring.

Opening up to the Lounge Area with 6' glazed patio door to garden, tv point, windows to side and front, under heating.







Passageway

30' 6" x 2' 9" (9.30m x 0.84m) access hatch to loft.

Shower Room

5' 5" x 10' 3" (1.65m x 3.12m) with a modern three piece suite comprising of an enclosed shower unit with mains shower above, vanity unit with inset wash hand basin, concealed w.c. tiled flooring and walls, frosted window, cupboard housing the Grant oil fired boiler and pressured water tank.



Kitchen / Breakfast Room

10' 7" x 16' 6" (3.23m x 5.03m) a contemporary kitchen comprising of oak fronted base and wall cupboard units with complimentary working surfaces above, island unit with oak worktops and breakfast bar, stainless steel single drainer sink, 4 ring LPG Gas hob, stainless steel extractor hood, eye level Hotpoint oven and microwave, integral fridge freezer, tiled flooring, double glazed window to side and rear, central heating radiator, exposed beams.





Side Porch

5' 6" x 12' 9" (1.68m x 3.89m) of dwarf wall construction with upvc surround, upvc exterior door, plumbing for automatic washing machine and outlet for tumble dryer.



FIRST FLOOR

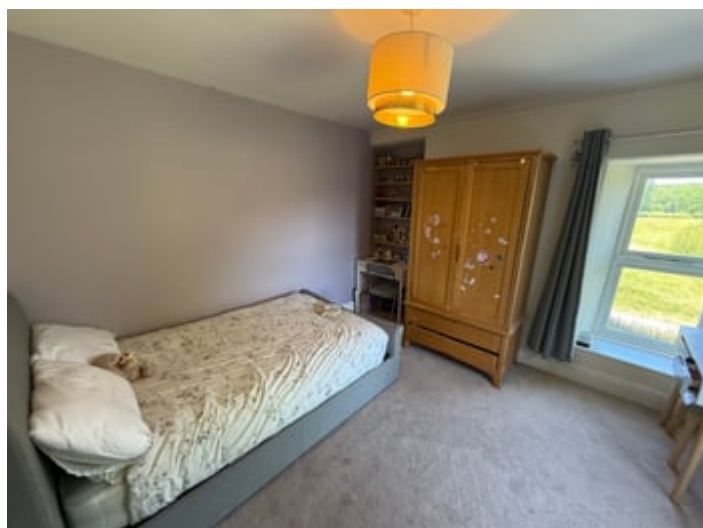
Landing

17' 9" x 5' 6" (5.41m x 1.68m) via a dog leg staircase from the reception hall, wall light, doors into all bedrooms.



Front Double Bedroom 1

11' 2" x 11' 0" (3.40m x 3.35m) with dual aspect windows to front and side with lovely rural views.





Rear Double Bedroom 2

12' 8" x 11' 6" (3.86m x 3.51m) with double glazed window to rear with lovely rural views, central heating radiator.



Family Bathroom

12' 6" x 6' 0" (3.81m x 1.83m) having a modern white suite comprising of panelled bath with mains shower above, vanity unit with inset wash hand basin, dual flush w.c. half tiled walls, heated towel rail, frosted window to rear, spot lights, cupboard unit.



Principal Double Bedroom 3

10' 4" x 16' 3" (3.15m x 4.95m) with dual aspect windows to front and side with lovely rural views, range of fitted wardrobes, central heating radiator, tv point.





EXTERNALLY

To the Front

The property is set back from the main road with driveway and car port with parking for 2 cars.

Front forecourt laid to slate slabs and golden chippings masking a lovely sun trap.



Car Port

9' 8" x 15' 2" (2.95m x 4.62m) of timber construction with power connected.



Gardens and Grounds

The property is set in attractive gardens and grounds, mostly laid to lawn with patio area laid to slate effect slate slabs, a variety of trees, shrubs and flowers enclosed within mature hedgerows for privacy.

Apple tree.



Lean to Storage Shed.

8' 3" x 6' 5" (2.51m x 1.96m).

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised the property benefits from mains water, electricity and drainage. Hot water solar panels. Oil fired central heating.

Council Tax Band C (Ceredigion County Council).

MATERIAL INFORMATION

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

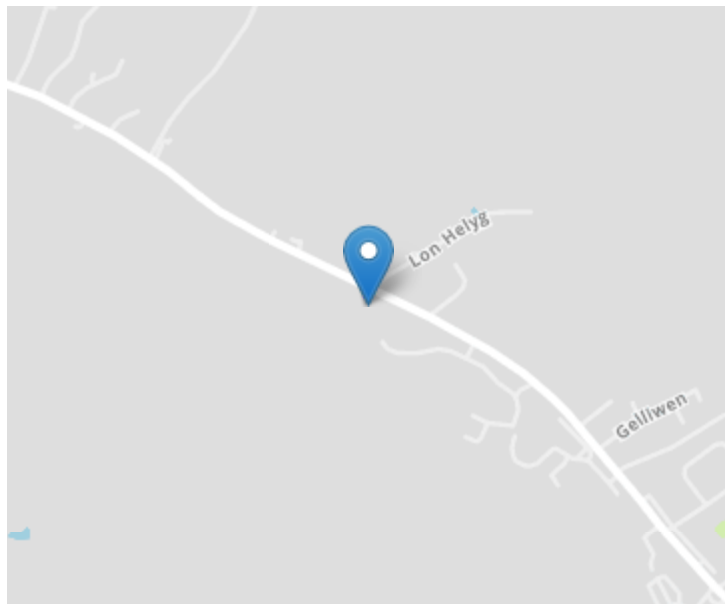
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

The property is best approached travelling from Cardigan, East on the A484 towards Newcastle Emlyn. Follow the road into the village of Llechryd and the property will be seen on the right hand side as identified by the agents for sale board.

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

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