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Impressive detached 4 bedroom (en-suite) property located on a exclusive cul-de-sac. Llechryd, Nr Cardigan, West Wales.



Golygfa Hyfryd, Glanarberth, Llechryd, Cardigan, Ceredigion. SA43 2QQ.

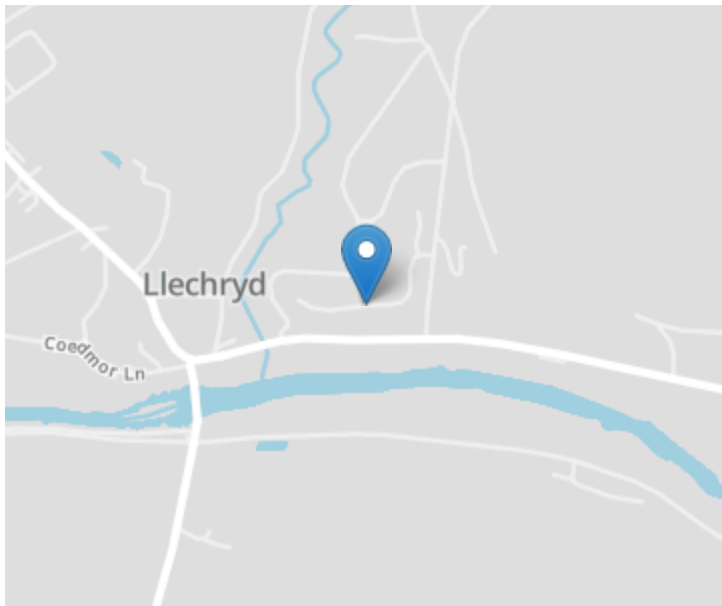
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£400,000

**** Impressive 4 Bedroom (En suite) detached property ** Located in a desirable, exclusive cul-de-sac ** Being only a short walk from all village amenities and a bus stop ** Only a 15 minutes drive from the Cardigan Bay Coast ** Good quality, spacious accommodation throughout ** Perfect family home ** Ample private parking and integral garage ** Generous front and rear garden ** Views over the river Teifi ** Must be viewed to be truly appreciated ****

The accommodation provides - Ent hall, front sitting room, study, kitchen, formal dining room/second lounge, conservatory utility room, W.C, integral garage. First floor - 4 double bedrooms (1 en suite). Main bathroom.

The property is situated on the fringes of 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.



Entrance Hall

13' 2" x 8' 8" (4.01m x 2.64m) Via half glazed uPVC door with decorative glazed side panel, engineered oak flooring, stairs rising to first floor, central heating radiator, dado rail.



Front Sitting Room



17' 8" x 13' 11" (5.38m x 4.24m) A spacious lounge with double glazed window to fore, electric fireplace with

ornamental surround, wood effect laminate flooring, central heating radiator.

Study



9' 11" x 7' 8" (3.02m x 2.34m) With double glazed window to fore, fitted desks and storage unit, central heating radiator.

Rear Kitchen



16' 10" x 13' 0" (5.13m x 3.96m) With a range of fitted base and wall cupboard units with complimentary Corian working surfaces above, island area, inset 1 1/2 drainer sink with mixer tap above, electric double oven and grill with 4 ring gas hob above, pull out extractor hood, tiled splashback, spotlights to ceiling, double glazed window overlooking rear garden, laminate flooring, glazed double doors into -

Dining Room / Second Lounge



13' 11" x 13' 10" (4.24m x 4.22m) 2 double glazed windows to side, central heating radiator, glazed double doors with glazed side panels into -

Conservatory

12' 10" x 11' 2" (3.91m x 3.40m) Of dwarf wall construction and double glazed units under a slate roof, tiled flooring, glazed double doors out to rear garden.



Utility Room



13' 2" x 10' 8" (4.01m x 3.25m) With range of fitted base cupboard units, inset Belfast sink with mixer tap, plumbing for automatic washing machine, outlet for tumble dryer, double glazed window to rear, side exterior door, central heating radiator.

Downstairs WC

With pedestal wash hand basin, low level flush WC, tiled walls and frosted double glazed window.

Integral Garage

17' 2" x 13' 8" (5.23m x 4.17m) With electric up and over door, concrete flooring, power connected and housing the oil fired Firebird central heating boiler.

First Floor

Galleried Landing

Via stairs from first floor, double glazed window to fore, central heating radiator, access hatch to loft, airing cupboard.

Front Double Bedroom 1

15' 0" x 13' 11" (4.57m x 4.24m) With double glazed window to fore, built in wardrobes, central heating radiator.



Rear Master Bedroom 2



16' 8" x 13' 11" (5.08m x 4.24m) With double glazed window to rear enjoying country views and views over the river Teifi, central heating radiator, walk in wardrobe and door into -

En Suite

7' 0" x 6' 8" (2.13m x 2.03m) A 3 piece white suite comprising of an enclosed corner shower unit with electric shower above, pedestal wash hand basin, low level flush WC, fully tiled walls, frosted window to rear, extractor fan.



Main Bathroom

9' 11" x 7' 7" (3.02m x 2.31m) A white suite comprising of an enclosed shower unit with mains shower above, paneled bath with H/C taps, low level flush WC, pedestal wash hand basin, fully tiled walls, frosted window, extractor fan.



Rear Bedroom 3



10' 11" x 9' 9" (3.33m x 2.97m) With double glazed window to rear enjoying country views and overlooking the river Teifi, central heating radiator.

Bedroom 4

21' 2" x 13' 2" (6.45m x 4.01m) With double glazed dormer window to rear with storage cupboard and window seat above, again with views over open countryside and the river teifi, Velux window to fore, range of fitted wardrobes and draws.





Externally

To the Rear

A spacious low maintenance, enclosed rear garden, beautiful laid out with miniature brick flower beds with many colourful flowers and mature shrubs. Quartz resin patio area offering a lovely seating area making the most of the sunny south facing aspect. There is a further garden area beyond that is left to wildlife.



To the Front

A large front driveway laid to Quartz resin offering ample parking and turning space for several cars. Front garden offers lovely flowerbeds with many mature shrubs and trees.



TENURE

The property is of Freehold Tenure.

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.

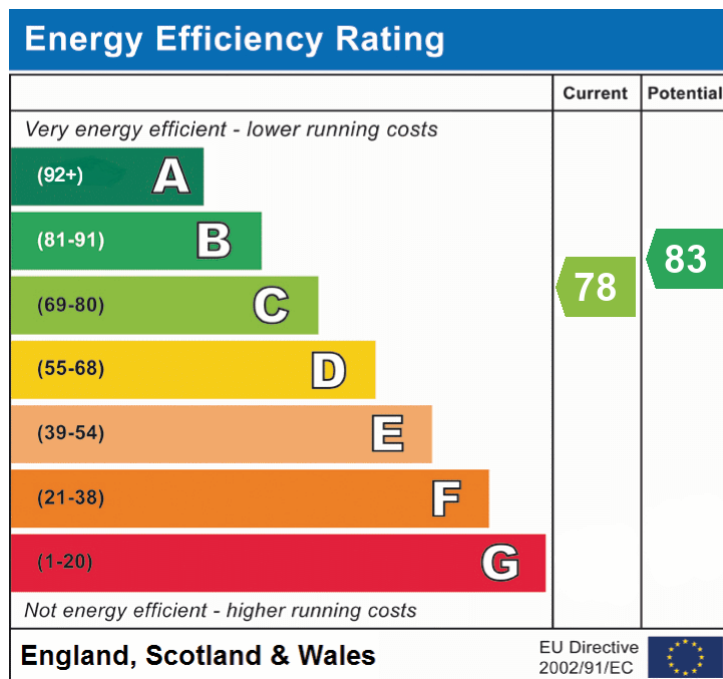
Services

We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating. 16 PV solar panels with payments when feeding back to the grid.

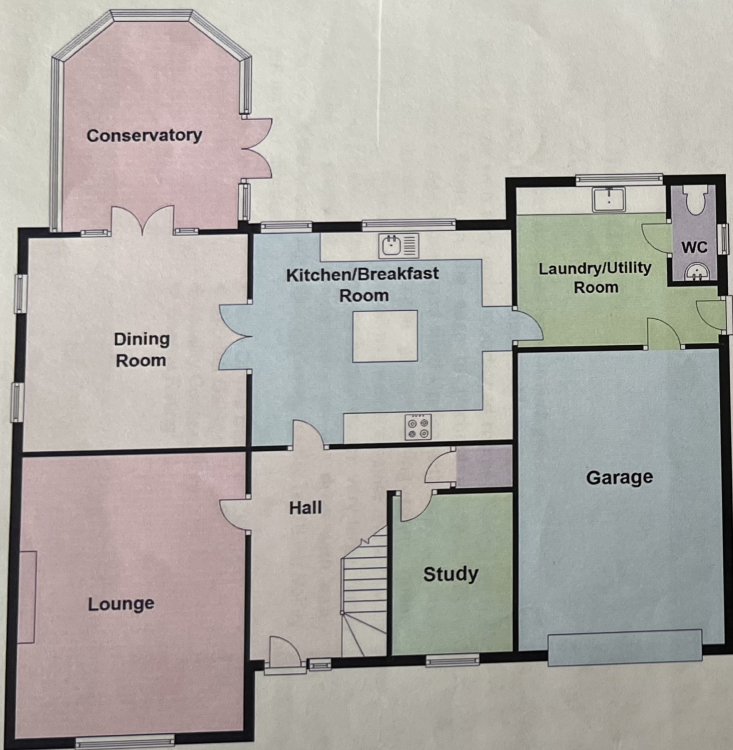
Council tax band - F (Ceredigion County Council)

Directions

The property is best approached travelling from Cardigan East on the A484 towards Newcastle Emlyn, follow the road into the viillage of Llechryd passing the filling station on your right hand side, continue down the hill passing the bridge to the right hand side. Continue for approx 250 yards until you see a junction on your left. Take this left onto Lady Road and take the first left into Glanarberth. Follow the road around and the property can be located as the 4th proeprty on the left.



Ground Floor



First Floor

