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!! ONLINE AUCTION !! Attractive 2-3 Bed Detached Dwelling, Llechryd Near Cardigan - West Wales.



Ty Glannau, Llechryd, Cardigan, Ceredigion. SA43 2NU.

AUCTION GUIDE PRICE R/2934/RD

£129,000

*** TO BE SOLD BY ON-LINE AUCTION *** This Auction will be held by our Joint Auctioneers, Auction House South Wales, www.auctionhouse.co.uk/south-wales *** Bidding will open at 12 Noon on Monday 6th September 2021 and will run until 12 Noon on Wednesday 8th September 2021

Attractive 2-3 Bed Dwelling**Riverside Views**Off Road Parking and Garage**Private Rear Garden**Refurbishment Project in need of completion**Opportunity to put your own stamp on the internal finishes**Close to village amenities and nearby countryside walks**A wealth of character features remain**Only suitable for CASH BUYERS**

The property is situated within the village of Llechryd. Being conveniently positioned to the former Market town of Cardigan. Llechryd offers a good level of local facilities and services including primary school, places of worship, village shop, post office, petrol station, fish and chip shop and excellent public transport connectivity. The larger town of Cardigan offers a greater level of local amenities with a wealth of national and local retailers, secondary school, sixth form college, community hospital, being a close proximity to the Cardigan Bay coastline.

GENERAL

An attractive stone fronted Period property set within its own spacious grounds with useful garage to side.

The property is currently under renovation under Local Authority Building Regulations Inspection (Ref 222/1/BN).

The property too date has been renovated being fully sympathetic to the original character of the property with stone walls and feature Oak beams being used to enhance the character further.

High quality Building materials have been used too date and the vendors are now leaving for prospective purchasers to finish the property to their own taste.

First fix electrical and plumbing connections have been made, there is a boiler at the property and one of the bathrooms have been completed.

To the side is a part built extension which connects the kitchen through to the additional bedroom or living space and beyond that is a private riverside garden terrace which is a notable feature of the property.

PLEASE NOTE -

This property was flooded to the ground floor in February 2021.

GROUND FLOOR

Lounge



11' 9" x 22' 11" (3.58m x 6.99m) via upvc door to front into a warm and inviting character lounge, part exposed stone walls, exposed beams to ceiling, feature bay windows to front with slate heating area, log burner on slate hearth with oak mantle, 2 x radiators.

Bathroom



5' 2" x 8' 1" (1.57m x 2.46m) with 5' corner shower unit with side glass panel and waterfall head, stone tile walls, heated towel rail. Part Oak boarding to walls, window to side, w.c. single wash hand basin, slate flooring.

Kitchen



8' 9" x 18' 2" (2.67m x 5.54m) with exposed A frames and beams to ceiling, dual aspect windows to side, slate flooring. Side door to garden.

New Side Extension



Providing connection through to -

Additional Sitting Room/Bedroom



13' 9" x 14' 2" (4.19m x 4.32m) (with potential for En Suite also). Dual aspect windows to side and rear garden, electric and plumbing connection. Side door.

Boiler Room

12' 5" x 5' 1" (3.78m x 1.55m) with combi oil boiler.

FIRST FLOOR

Landing

With exposed beams to ceiling.

Bedroom 1



17' 11" x 8' 10" (5.46m x 2.69m) L shaped double bedroom with dual aspect windows to front and side enjoying riverside views, radiator, exposed stone with oak lintels, exposed beams to ceiling, multiple sockets.

Bedroom 2



9' 8" x 14' 0" (2.95m x 4.27m) a double bedroom, dual windows to front and side, multiple sockets, exposed beams to ceiling. Fitted cupboard. Heated towel rail.

EXTERNALLY

To the Front



The property is approached from the adjoining county road into a gravelled forecourt area with side area laid to lawn.

Garage



21' 0" x 11' 6" (6.40m x 3.51m) of block construction with steel roller door to front. Rear pedestrian door and window. Box profile roof.

Side footpath leading to -

Tot the Rear



Rear patio area and garden. The garden is bound by a stream providing an attractive feature of the property and being completely private and not overlooked.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Central Heating.

Directions

From Cardigan proceed in a South Easterly direction on the A484 sign posted Carmarthen/Newcastle Emlyn. Proceed into the village of Llechryd passing the petrol station on your right hand side, continuing down hill bearing left on the A484 running alongside the river Teifi and the property is located on the right hand side as identified by the Agents for sale board.

