CARDIGAN
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PROPERTIES
EST 2021

# 5, Preseli View, Cardigan, SA43 2NS

## Offers in the region of £225,000

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# 5, Preseli View, Llechryd, SA43 2NS

## Offers in the region of £225,000

- Three-bedroom home in popular Llechryd
- Flexible accommodation over two floors
- Bathroom facilities on both floors
- Newly installed fitted kitchen with outside access
- Oil-fired central heating
- Cul-de-sac setting in Preseli View
- Ground-floor double bedroom
- Comfortable lounge with feature fireplace
- Off-road parking & useful storage shed
- EPC Rating: C

## About The Property

Looking for a three-bedroom home with flexible accommodation in a popular village close to Cardigan? Set within the cul-de-sac of Preseli View in Llechryd, this well-proportioned home offers a ground-floor bedroom and bathroom, two further bedrooms and a second bathroom upstairs, off-road parking, low-maintenance outside space and oil-fired central heating.

Situated within the established cul-de-sac of Preseli View in the popular village of Llechryd, this three-bedroom ex-local authority home offers a practical and surprisingly flexible layout. With accommodation arranged over two floors, including a bedroom and bathroom on the ground floor, it could work particularly well for a range of buyers, whether looking for a family home, somewhere with space for visiting relatives, or simply the convenience of having bedroom and bathroom facilities at entrance level.

Llechryd sits within the Teifi Valley, approximately three miles from the historic market town of Cardigan, making this a handy position for accessing the town whilst retaining a village setting. The village itself has useful everyday amenities including a shop, primary school and community facilities, with the River Teifi also forming an important part of the local landscape.

The accommodation begins with a good-sized central hallway, with stairs rising to the first floor and doors leading to the ground-floor rooms. The neutral décor and carpeting give the property a straightforward backdrop for new owners to furnish and personalise.

The lounge is a comfortable reception room with a wide window providing plenty of natural light. A fireplace with an electric fire creates a focal point, while the proportions of the room allow space for a good arrangement of sofas and additional furniture.

Continued:
The newly installed kitchen is fitted with a range of white wall and base units complemented by dark work surfaces and pale splashbacks. There is an integrated electric oven with hob and extractor above, together with a sink positioned beneath the window. Space is provided for additional appliances, and a door gives direct access outside, useful for everyday comings and goings.

One of the features that makes the layout particularly versatile is Bedroom One on the ground floor. This is a good double room with a wide window and plenty of space for bedroom furniture. Having a bedroom at this level gives the house an option that isn't always available in homes of this style and could equally allow the room to be used as a second reception room, home office or hobby room if three bedrooms aren't required.

Also on the ground floor is a bathroom fitted with a bath, WC and wash hand basin, with practical wall panelling around the bath.

Stairs from the hallway rise to a small first-floor landing serving two further bedrooms and a second shower room.

Both upstairs bedrooms offer useful proportions, with the shape of the roofline adding some character without compromising the overall usability of the rooms. Bedroom Two is particularly generous and has built-in storage, while Bedroom Three also provides good bedroom space. Together with the ground-floor room, the arrangement gives the property three genuine bedrooms spread across the two levels.

A shower room on this floor is a particularly useful addition and is fitted with a double shower, WC and wash hand basin. For a three-bedroom property, having bathroom facilities on both floors should make the layout much easier for day-to-day family life.

Externally, the property has been designed with relatively easy upkeep in mind. The outside space is predominantly hard landscaped, providing useful areas for sitting out without the maintenance associated with a traditional lawned garden. Fencing provides enclosure to the boundaries, while a detached storage shed/outbuilding gives somewhere for garden equipment, tools and general storage.

There is also off-road parking, another practical advantage, particularly within a village setting.

The property benefits from oil-fired central heating and double glazing, and the light, neutral presentation means it provides a good starting point for a buyer wishing to put their own stamp on the interior.

The location is another strong part of the package. Llechryd is well placed for Cardigan, where there is a much broader selection of independent shops, supermarkets, cafés and restaurants, together with schools, leisure facilities, theatre and other services. Cardigan's historic centre is focused around the River Teifi, Cardigan Castle and the Guildhall, with the town also providing straightforward access towards the coast.

For those wanting to make the most of this part of West Wales, the wider area offers plenty to explore. The Teifi Valley provides attractive countryside and riverside walks, while the beaches and coastal scenery of Cardigan Bay are within easy driving distance. Nearby Cardigan also provides access towards places including St Dogmaels, Poppit Sands and the wider Ceredigion and Pembrokeshire coastlines.

Overall, this is a practical three-bedroom home in an established village location, with the real advantage of having accommodation over both floors and a bedroom and bathroom at ground-floor level. The combination of off-road parking, manageable outside space, a bathrooms and shower room, and proximity to Cardigan should give it broad appeal, from families and first-time buyers through to those looking to downsize without necessarily wanting a conventional bungalow.

INFORMATION ABOUT THE AREA:
Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Hallway
13'4" x 9'11" (I shape max)

Bathroom
6'11" x 6'7"

Lounge
10'5" x 13'10"

Kitchen
13'2" x 11'4"

Bedroom 1
10'8" x 11'4"

Landing
3'7" x 3'0"

Bedroom 2
12'11" x 11'5"

Bedroom 3
12'5" x 10'8"

Shower Room
6'3" x 7'3"

Garden Shed
6'7" x 3'11"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil central heating
BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS/COVENANTS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there is a Wooden telegraph pole located in the garden which has a wayleave on it, owned by the National Grid.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties , Ex local authority property Located in a Cul-de-sac, we presume that usual cul-de-sac restrictions apply. Wooden telegraph pole located in the garden, which has a wayleave on it, owned by the National Grid

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so

as to save any delays.

CAPITAL GAINS TAX:  If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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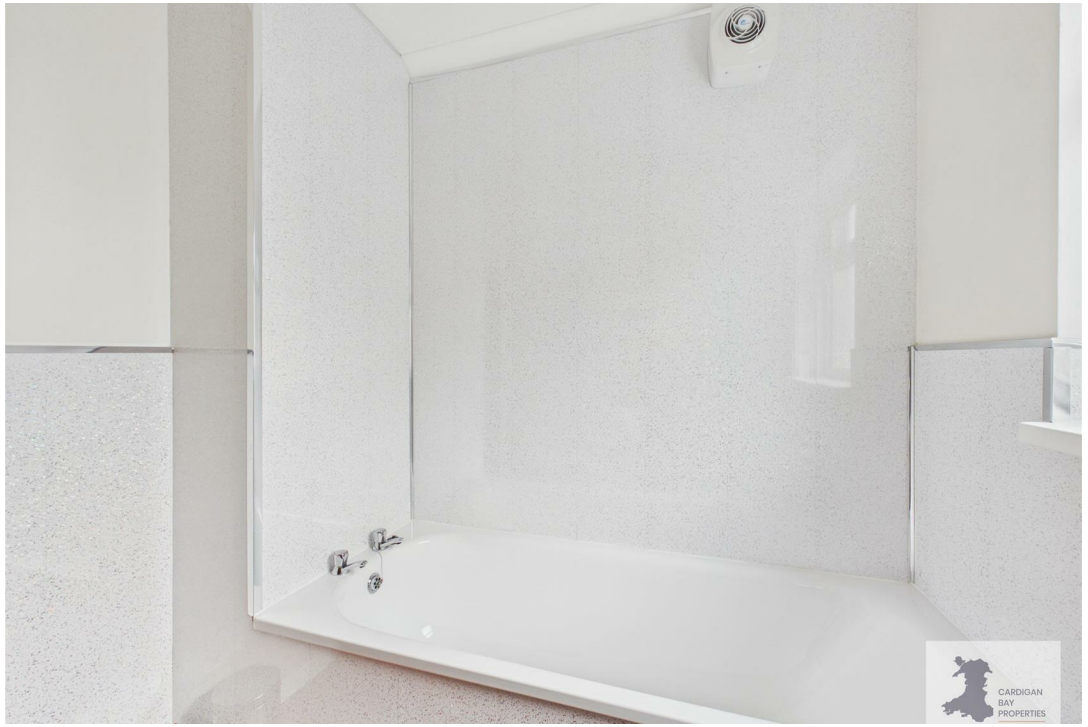

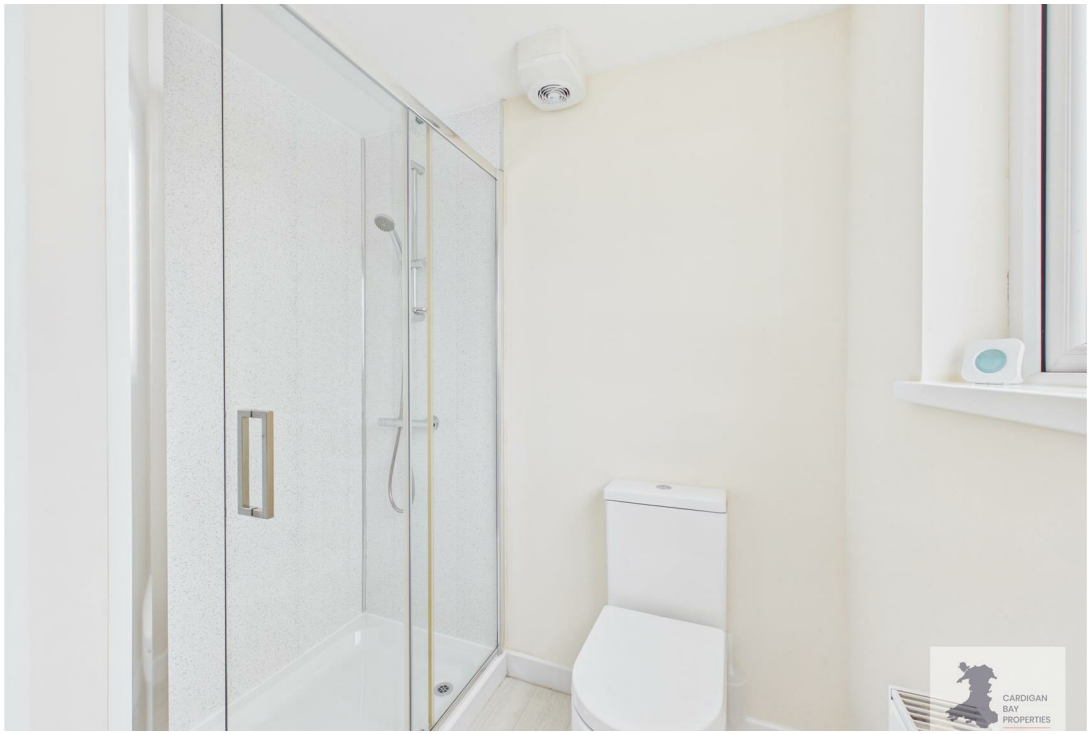

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**DIRECTIONS:**

From Cardigan head out along the A484 and continue until you reach the village of Llechryd. Continue through the village until you reach the right turn into Maesyderi & Preseli View (just before the village primary school). Turn right here, continue around the corner, and the property is on your left. What3words: ///homework.custodial.delays

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | | EU Directive 2002/91/EC |

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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