



Brynawel, Cardigan, SA43 2NU  
Offers in the region of £185,000







# Brynawel, Llechryd, SA43 2NU

- Three-bedroom cottage in need of modernisation
- Off-road parking and private driveway
- Dining room and lounge with log burner
- Ground floor shower room and first floor bathroom
- Easy reach of Cardigan and the Cardigan Bay coastline
- Popular Llechryd village location
- Kitchen with log burner
- Garage and useful store room
- Gardens to front and rear
- EPC Rating : E

## About The Property

Looking for a three-bedroom cottage in the village of Llechryd with a garden, off-road parking, and plenty of scope to modernise? This property offers solid potential in a popular West Wales location close to Cardigan Bay and the coast.

Located in the ever-popular village of Llechryd, just a short drive from Cardigan and the coast of Cardigan Bay, this traditional three-bedroom cottage offers an appealing opportunity for those looking to create a comfortable home in West Wales. The property benefits from off-road parking on its own driveway, a garage, and a useful store room, along with a good-sized garden area providing plenty of outdoor space.

Inside, the ground floor layout flows well, offering a mix of traditional and practical spaces. The kitchen, fitted with a log burner, forms the heart of the home and has space for a small dining area. A separate dining room sits adjacent, ideal for family meals or entertaining, while the lounge provides a comfortable everyday living space with room for seating and personal touches.

From the main hallway, a staircase leads to the first floor, where there are three bedrooms and a family bathroom. The bedrooms are well-proportioned and enjoy natural light, offering scope for redecoration and modernisation.

To the side of the property, an additional hallway connects to a shower room, the garage, and the store room, making it practical for use as a utility or workshop area. This layout lends itself well to various uses — from hobby space to potential home-working area, subject to any necessary consents.

Outside, the gardens frame the property nicely, offering green space for planting, sitting out, or creating a kitchen garden. With its village setting, off-road parking, and scope to modernise throughout, this home has the foundations for a lovely long-term home close to local amenities, the River Teifi, and the coast.

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### Kitchen

16'9" x 10'2"

### Dining area

14'4" x 8'8"

### Lounge

20'1" x 10'3"

### Side Hall

8'0" x 6'5"

### Shower Room

7'8" x 2'6"

### Landing

6'2" x 3'1"

### Bathroom

10'6" x 6'2"

### Bedroom 1

11'8" x 11'1"

### Bedroom 2

12'2" x 10'1"

### Store Room

12'2" x 8'9"

### Garage

14'2" x 8'11"

### INFORMATION ABOUT THE AREA:

Please read our Location Guides

on our website

<https://cardiganbayproperties.co.uk/guides-getting-to-know-cardigan-bay/> for more

information on what this area has to offer. in 2025.

Llechryd has many amenities such as a primary school, a village shop, and beautiful river walks with the nearby market town of Cardigan offering larger and boutique shops, supermarkets, schools, further education college, and so much more. The stunning coast of Cardigan Bay is less than a 10-minute drive away with all its magnificent sandy beaches and the Ceredigion coastal path.

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

**COUNCIL TAX BAND:** D Ceredigion County Council

**TENURE:** FREEHOLD

**PARKING:** Off-Road Parking & Garage Parking

**PROPERTY CONSTRUCTION:** Traditional Build

**SEWERAGE:** Mains Drainage

**ELECTRICITY SUPPLY:** Mains

**WATER SUPPLY:** Mains

**HEATING:** Oil boiler servicing the hot water and central heating, which was replaced

**BROADBAND:** the owner believes the previous tenant has fibre to the premises - 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. There was some remedial work done on the gable end of the property in early 2025.

**RESTRICTIONS:** The seller has advised that there are none that they are aware of.

**RIGHTS & EASEMENTS:** The seller has advised that there are none that they are aware of.

**FLOOD RISK:** N/A - **Surface Water:** N/A

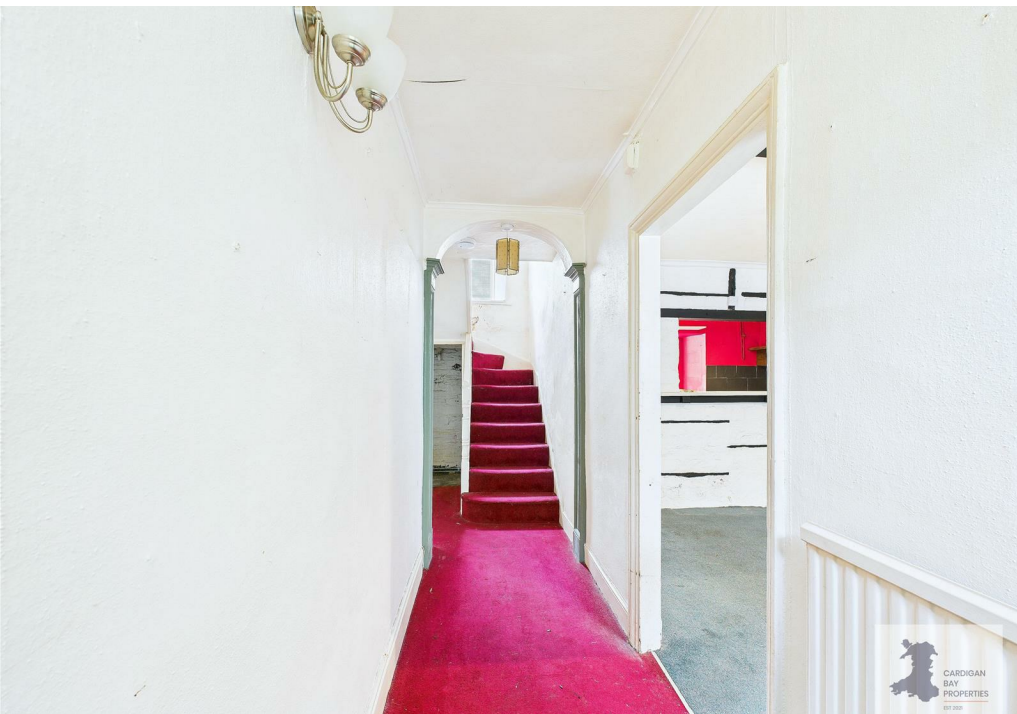
**COASTAL EROSION RISK:** None in this location

**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.

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.

VIEWINGS: By appointment only. Property in need of modernisation.

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

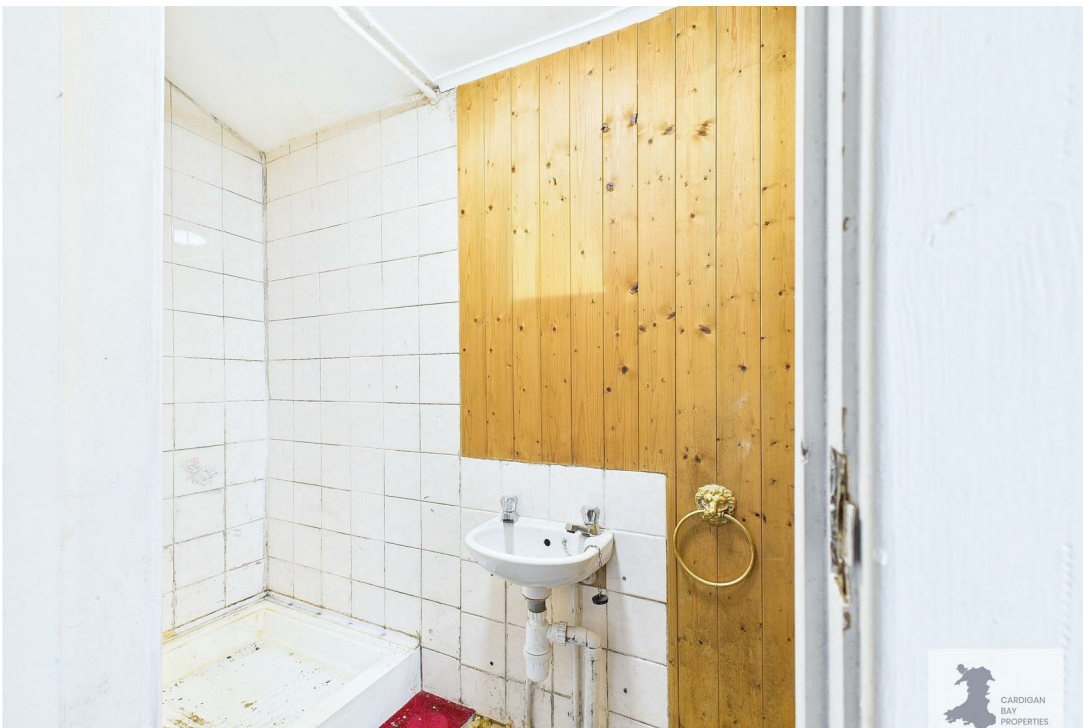
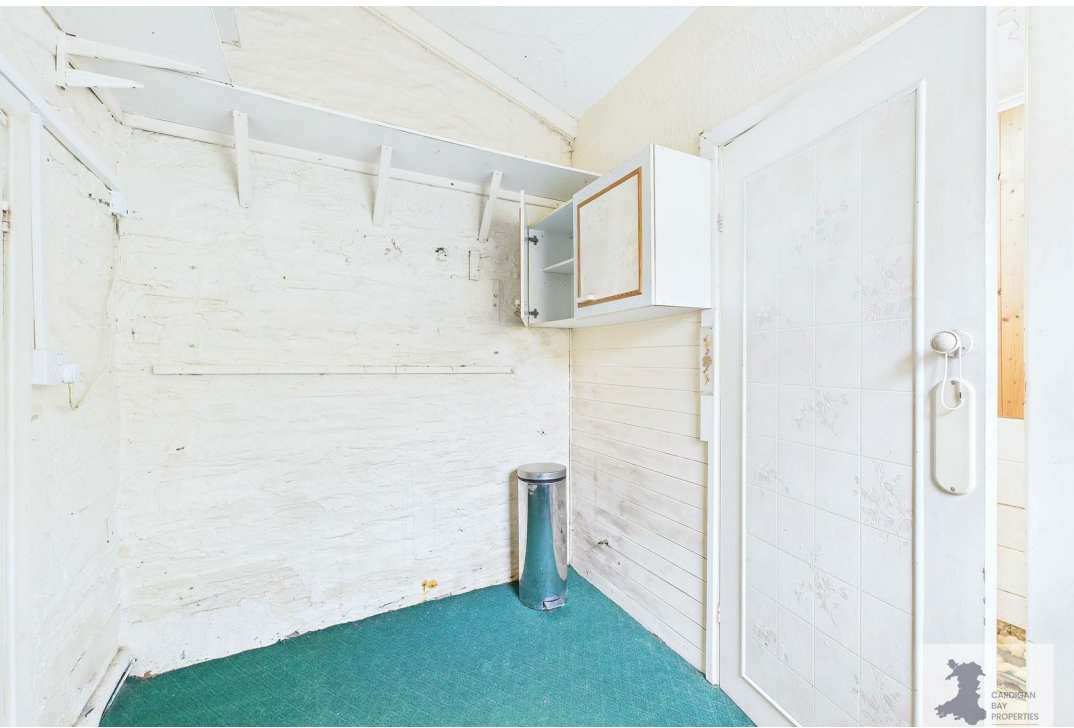
PROPERTY.

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.

TR/TR/11/25/OK/TR























### DIRECTIONS:

From Cardigan, head out on the A484 heading for Newcastle Emlyn until you reach the village of Llechryd. Pass the Seven Stars public house on your right, then take the next left turning (before you reach the river). Continue past the chapel on the right and turn down the small lane on the right. The property is located on the left, denoted by our for sale board. What3words:

///logged.gentlemen.warnings







Approximate total area<sup>(1)</sup>  
129.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

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

Contact Claire on 01239 562 500 or [claire@cardiganbayproperties.co.uk](mailto:claire@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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