



Bramhall, 18 Glanarberth, Cardigan, SA43 2QQ

Offers in the region of £389,950



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- Detached House
- Cul-de-sac
- Popular Llechryd Village
- Spacious lounge
- 3 miles to Cardigan town
- 4 bedrooms and a study
- Overlooking the river Teifi
- Off road parking & attached garage
- Walking distance to Bus stop
- EPC Rating : D

About The Property

This impressive executive detached 4/5-bedroom house, where luxury and functionality seamlessly blend, located in the semi-rural West Wales village of Llechryd near Cardigan offers a wonderful blend of contemporary living and the beauty of the countryside. With ample off-road parking, an attached garage, and an enclosed rear garden. 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.

Upon stepping through the front door into the hallway, you are greeted by the warmth of oak-effect flooring. The hallway serves as the central hub, with doors leading to various areas of the house. To the left, you'll find the lounge, a spacious tastefully appointed space with oak-effect flooring, a bay window to the front, and a marble-effect mantel and hearth with an electric fire, providing a cosy focal point. Double doors lead from the lounge to the dining room, enhancing the sense of space and openness.

The dining room, with its oak-effect flooring, features French doors leading to a rear patio and double doors connecting to the kitchen. The kitchen benefits from tiled flooring, French doors opening to an outside patio and garden. A range of base and wall units including a glass display case that adds a touch of elegance, and the kitchen is equipped with an integral dishwasher, eye-level cooker, and a 5-ring gas hob with an extractor fan (not in working order). The one-and-a-half sink with drainer is perfectly situated with a view overlooking the garden. Adjacent to the kitchen is a utility room, offering additional functionality with a sink, drainer, and a range of base units with space and plumbing for a washing machine and dish washer.

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Continued;

The utility room has a door leading to the front side of the property, providing practical access to the outside

Returning to the hallway, you'll find a conveniently located W/C and an office room/bedroom 5 with a window to the front, offering flexibility for your lifestyle.

Heading upstairs, a spacious landing with a picture window to the front provides a sense of grandeur. The landing leads to four generously sized double bedrooms. Bedroom 1, the master bedroom, boasts an ensuite with a W/C, corner shower, washbasin, opaque window, lino flooring, and tiled walls. The bedroom itself offers stunning views over the garden and the river below, along with a double built-in wardrobe.

Bedroom 2 features a built-in double cupboard and picturesque views of the garden and river. The family bathroom is luxuriously appointed with a bath, W/C, double shower, washbasin, opaque window, lino flooring, and tiled walls. Bedrooms 3 and 4 both have windows to the front, with the latter including a single built-in wardrobe.

Externally;

Starting with the front of the property, a paved driveway leads to a spacious parking area, providing ample room for multiple vehicles. The driveway seamlessly connects to a one-and-a-half-size garage, offering not only secure parking but also additional utility space. Inside the garage, you'll find convenient plumbing for a washing machine and tumble dryer, making laundry tasks effortlessly accessible. The garage is equipped with a roller door for ease of entry and exit, and there's an

additional door to the side, providing convenient access to the exterior.

The front garden is adorned with a tasteful array of shrubs and plants, adding a touch of natural beauty to the property. A lawn completes the front outdoor space, creating a welcoming and inviting atmosphere.

Moving to the rear of the property, the carefully planned landscape continues. Here, you'll find a delightful combination of shrubs and plants, the lawn extends to the rear, and there is also a summer house and garden shed.

A thoughtfully designed patio area at the rear offers an ideal spot for al fresco dining, entertaining, or simply enjoying the tranquillity of the surroundings. Whether it's a morning coffee or an evening gathering, this patio area enhances the overall living experience.

In summary, this executive 5-bedroom house offers a perfect blend of elegance, and practicality, overlooking the Teifi river and the valley beyond.

Hallway
14'0" x 13'10" (max)

Lounge
23'0" x 13'3"

Dining Room
13'4" x 11'4"

Kitchen/Breakfast area
20'1" x 11'3"

Utility
9'2" x 5'8"

Study/Bedroom 5
12'0" x 6'9"

W/C
5'9" x 2'11"

Landing
18'7" x 7'11"

Master Bedroom
15'8" x 11'3"

En-suite
7'10" x 5'8"

Bedroom 2
13'6" x 11'4"

Cupboard
3'9" x 2'8"

Family Bathroom
13'3" x 7'8"

Bedroom 3
13'3" x 11'7"

Bedroom 4
12'1" x 8'5"

Airing Cupboard
2'9" x 2'7"

Garage
18'2" x 14'3"

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

TAX BAND: - F Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

BUILDING SAFETY - None

RESTRICTIONS: N/A

RIGHTS & EASEMENTS: "There is EXCEPTED AND
RESERVED out of the Conveyance hereby made unto
the Vendor and its successors in title or other the
person or persons
for the time being entitled thereto:-





(b) The right to tie into the sewers and drains to be made upon or under the property hereby conveyed or any part thereof with power at any time upon giving previous reasonable notice to enter upon the property hereby conveyed to make lay cleanse and maintain any pipes or drains so that the person or persons entering shall make good all damage to the surface occasioned thereby

(c) The full and free right to the passage and running of water and soil coming from any other lands or buildings now or hereafter to be erected or built on adjoining or neighbouring land now vested in the Vendor or through the drains and watercourses (if any) made or to be made upon or under the property hereby conveyed or any part thereof

(d) All other rights and privileges in the nature of easements belonging to or in fact used with any adjoining or neighbouring property now vested in the Vendor and now affecting the property hereby conveyed."

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A While this property is located close to the river Teifi it is not classified as being in a flood risk area.

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: N/A

ACCESSIBILITY/ADAPTATIONS: N/A

COALFIELD OR MINING AREA: N/A

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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a 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 a mortgage agreement in principle document if a mortgage is required.

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

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND COVERAGE: Connected / - FTTP - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL COVERAGE ; Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

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

VIEWING INFORMATION:
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.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

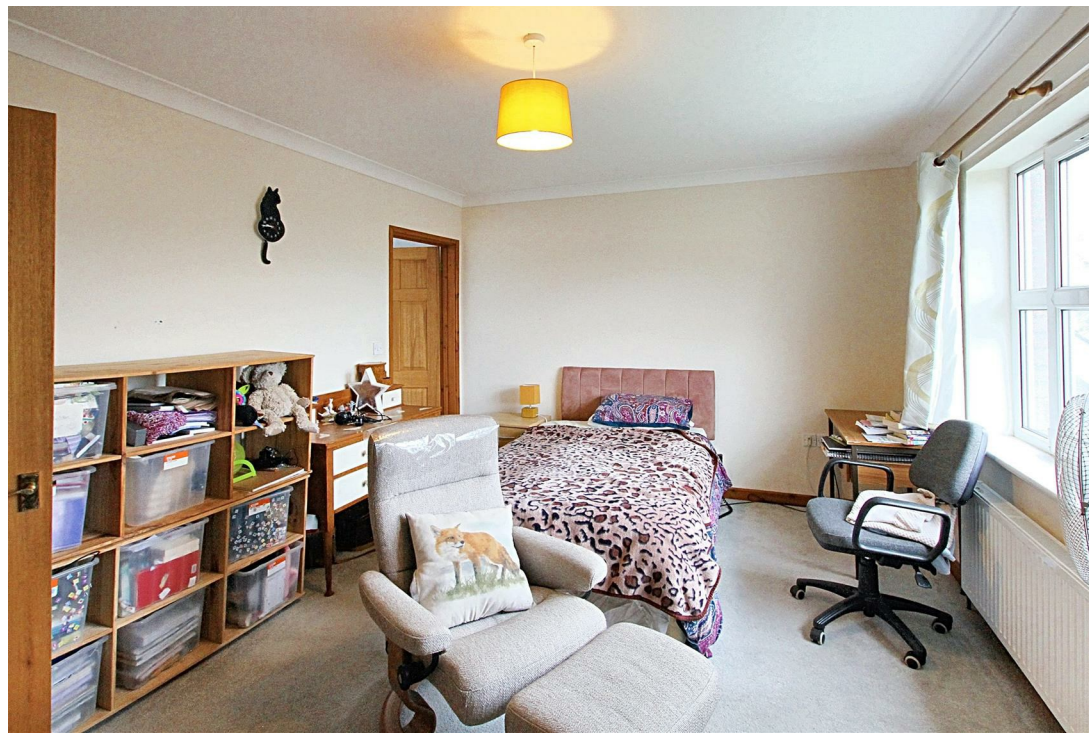
SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

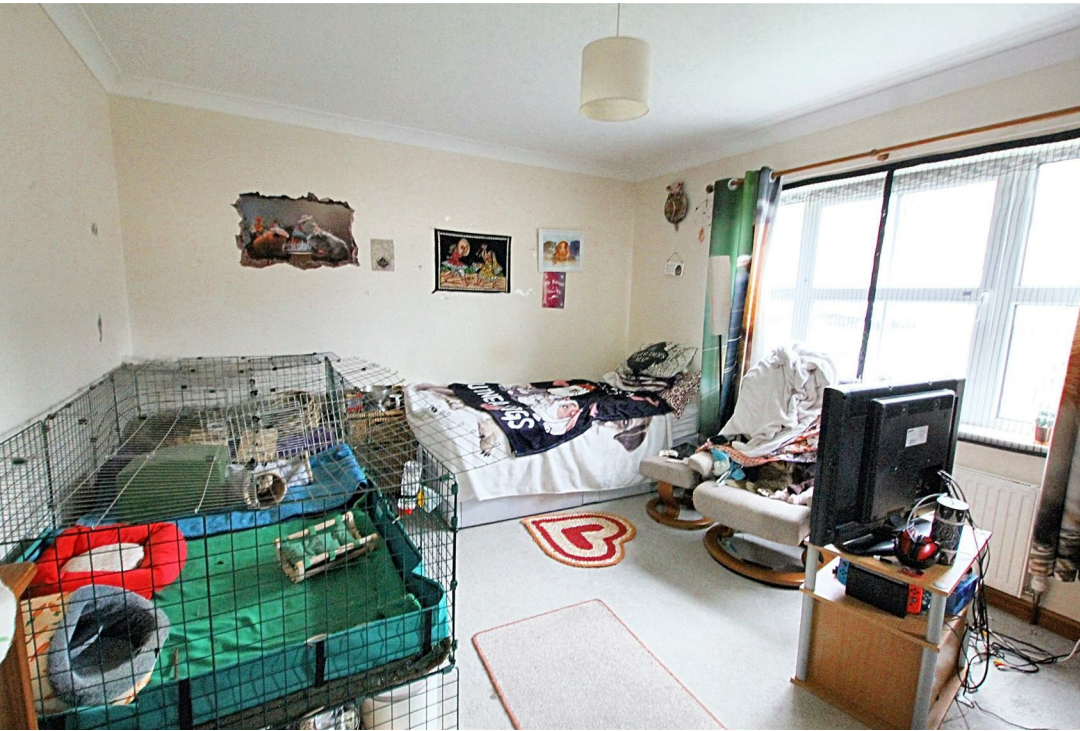
VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

VIEWING INFORMATION: Please ensure you read the Important Essential Information and the Services paragraphs which detail all the important facts you need to be aware of prior to viewing.

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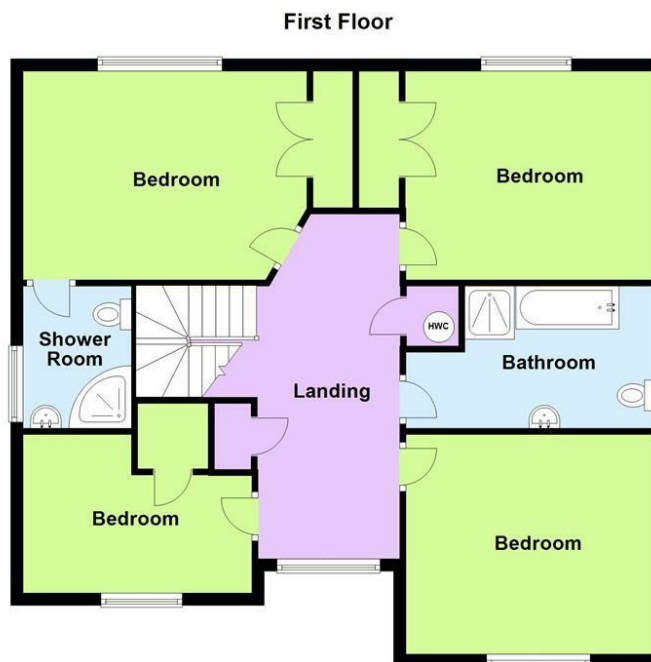
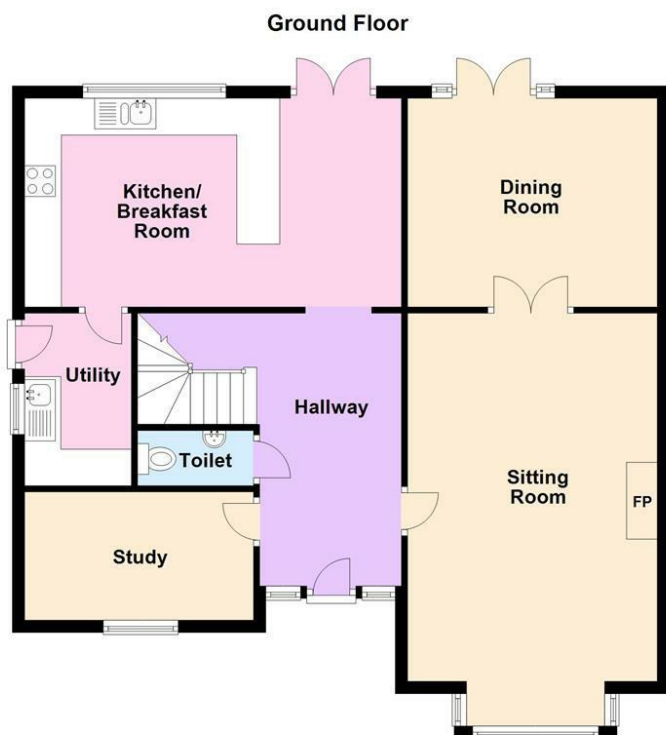




DIRECTIONS:

From Cardigan head out on the A484 until you reach the village of Llechryd. Drive through the village passing the bridge on your right, take the next left and turn into the cul-de-sac on your left, enter the cul-de-sac and turn left and the property is located further along on the left, denoted by our for sale board.






This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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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