



CARDIGAN
BAY
PROPERTIES

EST 2021

Tanrallt, Llechryd, Cardigan, SA43 2QP

Offers in the region of £495,000





CARDIGAN
BAY
PROPERTIES
EST 2021

Tanrallt, Llechryd, SA43 2QP

- Detached 3 bedroom character cottage
- Around 1.04 acres of cottage grounds
- River Teifi views from front windows
- Detached garage with hobby room above
- Mature gardens, woodland and orchard
- 9 Acres in total including gardens and Field
- 8.55 acres of pasture across the road
- 2 bedrooms with en-suites
- Balcony overlooking the river
- Energy Rating: TBC

About The Property

Looking for a character cottage with river views, generous grounds of 9 acres, detached garage with useful rooms, an outbuilding and land beside the Teifi? This detached 3 bedroom cottage near Llechryd offers a lovely mix of period charm, flexible extra space, established gardens, woodland, pasture and a riverside setting in West Wales.

Set just outside Llechryd, on the main road between Cardigan and Newcastle Emlyn, this detached 3 bedroom cottage has a setting that really does a lot of the talking. Believed to have formerly been part of the Llwyndryds Estate, it combines a characterful home, around 1.04 acres of gardens and grounds, a detached garage with useful rooms behind and above, and a further 8.55 acres of pasture land across the road, bounded by the River Teifi.

The position gives the property a lovely outlook across the river and surrounding countryside, with the front windows, front decked seating area and the balcony above the garage all making the most of the view. It has that slightly tucked-away, established feel, with woodland rising behind the house and open river land in front, yet still sits in a practical location for access towards Cardigan, Newcastle Emlyn and the wider Cardigan Bay area.

The approach is directly off the A484 onto a block paved driveway, with parking to the front and sides of the cottage, along with access to the detached garage. The front of the house has plenty of kerb appeal, with painted stonework, sage green detailing, a slate roof and a particularly charming original entrance porch with stone archwork and a timber front door.

There are two main points of entry. The original front door leads up slate steps into a porch and through to the hallway, while a second porch opens into the kitchen. This front porch is a lovely everyday entrance, with tiled flooring, windows facing towards the river and a door through into the kitchen.

Offers in the region of £495,000



Details continued:

The kitchen has a cottage feel without being fussy. Bespoke painted wooden wall and base units sit beneath worktops, with a ceramic sink, space and plumbing for a washing machine, space for a freestanding fridge freezer, an electric oven and hob with extractor above. There is also useful under-stairs storage housing the LPG gas boiler. The room has space for dining and works well as the day-to-day heart of the home, with stairs rising to one of the first floor bedroom areas.

An opening leads through into the lounge, which is full of character. The inglenook fireplace is a real focal point, with slate shelving, a timber beam and a wood burning stove creating a warm, cottage-style feel. This room links back into the main hallway, where there is access to the original front entrance, stairs to the other first floor section, the ground floor bedroom and the bathroom.

The ground floor bedroom is a comfortable double, giving the layout useful flexibility for guests, family members, or anyone wanting bedroom space without relying on the stairs. The bathroom on this level includes a bath with shower over, wash hand basin and toilet.

The first floor is arranged in two sections, which adds to the character of the cottage. Above the original part of the house is a spacious open-plan bedroom currently used as the main bedroom. This room has built-in wardrobes across one gable wall, exposed beams, Velux windows to the front and back, an en-suite bathroom, and a very handy storage cupboard accessed from part-way up the stairs. Above the kitchen is a double bedroom with its own en-suite shower room, making it a practical guest room or third bedroom.

Detached Garage:

The detached garage adds another strong practical element. The front section has an up-and-over door, space for a vehicle and storage,

and houses the LPG boiler serving this building. To the rear, accessed from the side path, there is a hallway, utility area with sink, fitted units and a shower room. Above, the hobby/play room is a brilliant extra space with a range of possible uses, from creative studio or home working space to overflow accommodation, subject to any necessary consents. A door opens from this room onto a balcony facing back towards the cottage and across the River Teifi.

Externally:

Outside, the gardens are a real feature. To one side, steps lead up to a productive garden area with a greenhouse, patio, garden shed, raised beds, fruit trees and grassed areas. It has clear scope for growing, pottering and creating a more self-sufficient lifestyle if wished.

To the other side, steps rise into the woodland garden, where paths weave between mature trees, shrubs and planting. At the top is a decked seating area with a small garden shed, giving a lovely place to sit and take in the setting. The gardens are well established, with mature flowering shrubs and bushes bringing plenty of colour through spring and summer.

Across the main road, a path leads down to the 8.55 acre field. This is split into two sections, with an enclosed paddock area and a useful shed that could work as storage or potentially as a field shelter. Beyond this, the main pasture runs between the road and river, offering grazing or hay/silage potential through the summer months. Due to the riverside position, the land is liable to flood in places during winter and would not be suitable for year-round livestock grazing. The owner has advised us that he currently received around £800 a year for the crop of grass taken from the field.

For wildlife lovers, this part of the property is a genuine highlight. The owner has regularly seen kingfishers, otters and local red deer around the land and river, making it a lovely spot for watching the changing seasons and enjoying the natural setting.

This is a character cottage with more than just pretty looks. The combination of the riverside outlook, flexible garage building, mature gardens, woodland, pasture and proximity to Cardigan Bay gives it a lifestyle feel that is hard to replicate. Viewing is highly recommended to appreciate the

setting, the space and the way the house and land work together.

INFORMATION ABOUT THE AREA:

Llechryd is a popular village sitting on the edge of the River Teifi, around 3 miles from the market town of Cardigan. The village offers a good range of everyday amenities including a village shop, pub, primary school and places to eat, while also being well placed for access towards Newcastle Emlyn and the wider coastline of Cardigan Bay. The surrounding area is well known for its countryside scenery, riverside walks and easy reach of beaches and coves across West Wales.

Nearby Llandygwydd is a small rural community surrounded by rolling countryside and woodland, giving a lovely sense of the natural landscape that makes this part of West Wales so appealing. The area is particularly popular with those looking to enjoy outdoor living, with the River Teifi close by along with scenic walking routes, fishing spots and an abundance of local wildlife.

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.

| | |
|---------------------|--------------------------------|
| Porch | 4'6" x 8'11" |
| Kitchen | 10'9" x 17'10" |
| Living Room | 14'0" x 13'1" |
| Hallway | 8'0" x 7'6" |
| Bedroom 1 | 14'0" x 11'6" |
| Bathroom | 5'6" x 7'5" |
| Open plan bedroom 2 | 12'5" x 22'5" (plus wardrobes) |
| En-suite | 8'8" x 5'8" |
| Storage | 2'6" x 7'4" |
| Landing | 2'9" x 1'8" |





Bedroom 3
10'10" x 12'3"

Detached Garage
16'7" x 16'10"

Hallway
16'6" x 4'11"

Inner Hall
6'0" x 3'0"

Utility area
10'6" x 8'3"

Shower Room
5'8" x 4'11"

Hobby Room
16'6" x 22'1"

Balcony
17'10" x 4'11"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating in both the house and the garage & wood burning stove in the house

BROADBAND: Connected - TYPE -Standard - up to 12Mbps

Download, up to 1 Mbps upload ADSL - 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 INTERNAL: Good outdoor, variable in-home please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are no issues that they are aware of inside, outside the garden is stepped up to the side and behind the house. The field is on the opposite side of the main A484 road.

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: Rivers/Sea - The field on the opposite side of the road has areas which are at high risk level of flooding, other areas of the field are at low and medium risk, this is normally during winter months. The house and gardens are not at risk of flooding - 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 is a ground floor bedroom and bathroom in 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. Please read the above information, especially the section relating to flooding of the field on the opposite side of the road from the house. The area behind and above the garage has planning to be storage and a playroom and is currently used as a hobby room/artist studio. The property is accessed off the A484 and this main road separates the house and gardens from the field. The field borders the River Teifi, care must be taken when

viewing. There is Himalayan balsam along the river bank and some Mares Tail in places. There is a small patch of Japanese Knotweed on the council owned grass verge on the roadside at the top most corner of the field, the furthest point away from the property. This is on the council owned grass verge only and not on this property's land. Responsibility for treating this will fall on the council not this property's owners. There is an electric transformer to the far end behind the garage.

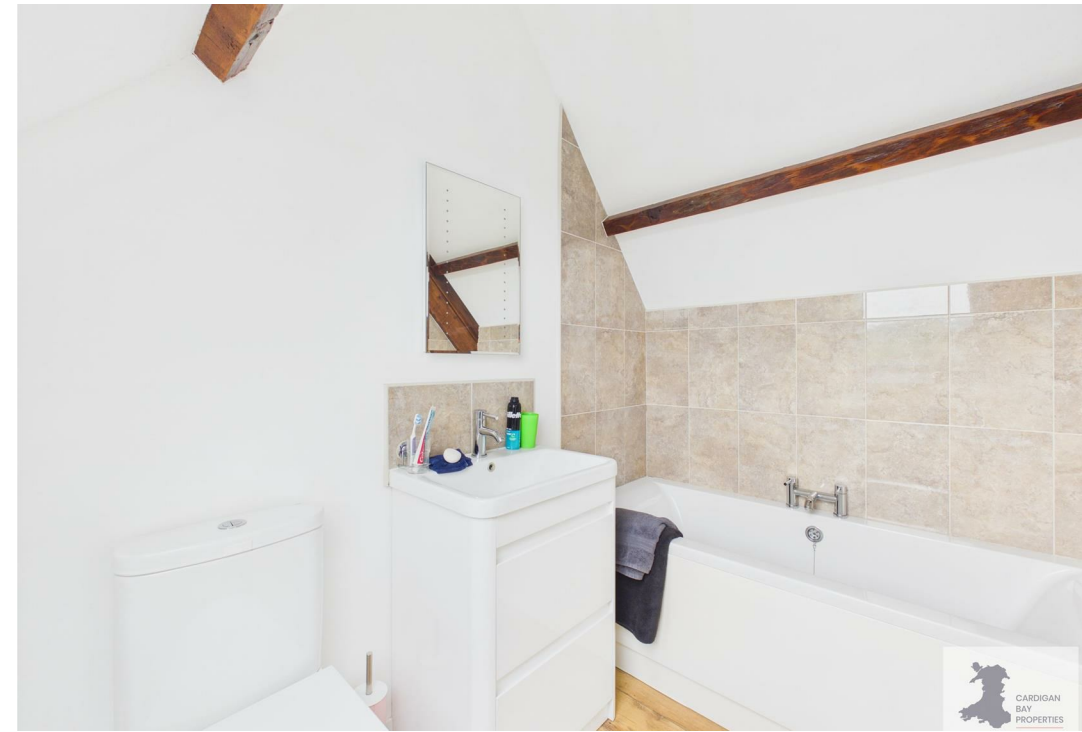
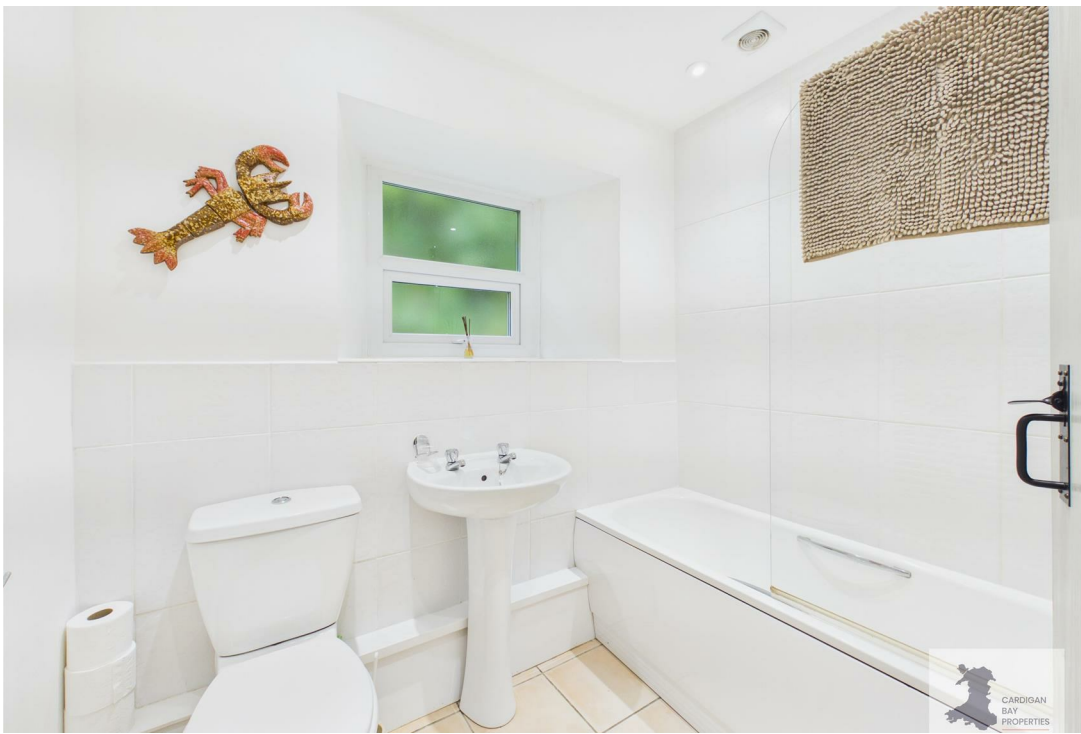
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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.

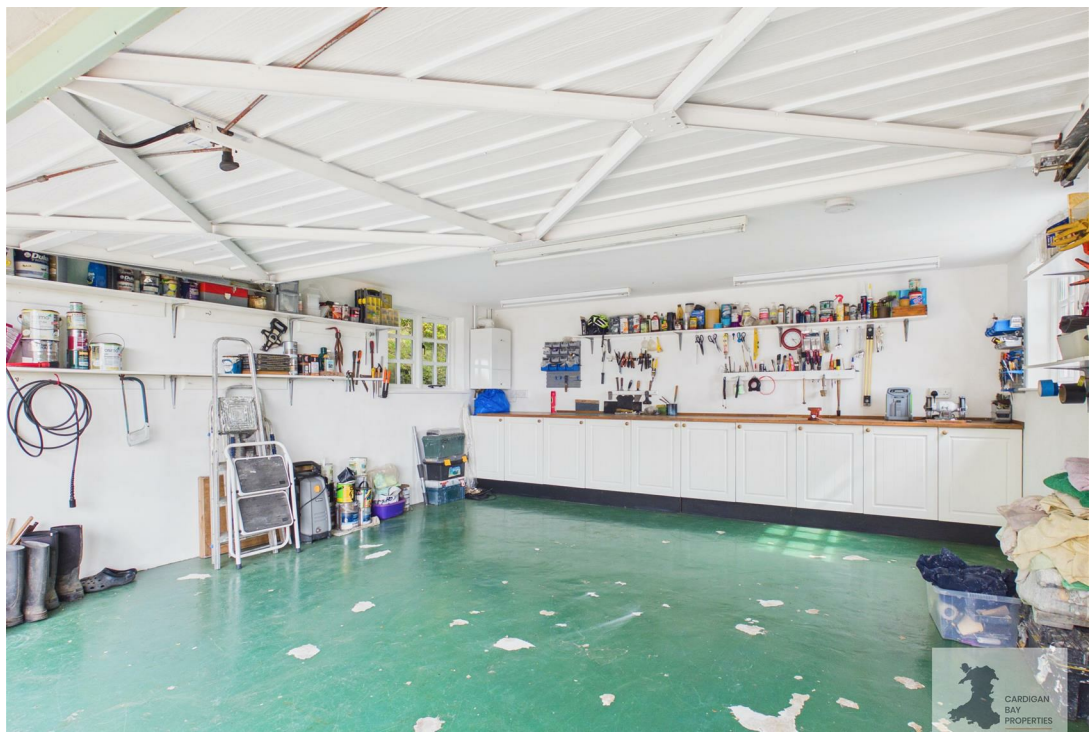
HW/HW/05/26/OK







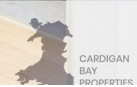


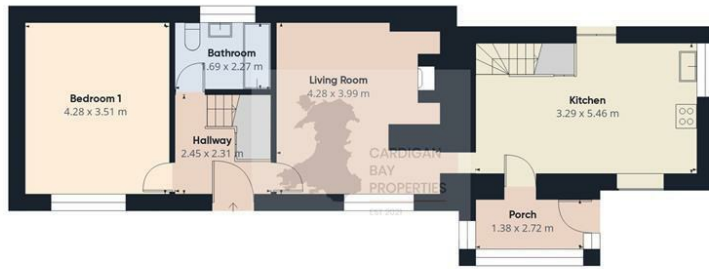




DIRECTIONS:

From Cardigan, head out along the A484 towards Newcastle Emlyn. Pass through Llechryd and carry on, driving past Llwyndyrys Care Home on the left hand side, go around a set of corners and as the road straightens out you will see this property on the left hand side with a block-paved driveway, denoted by our for sale sign. What3words: ///scratches.frozen.champions

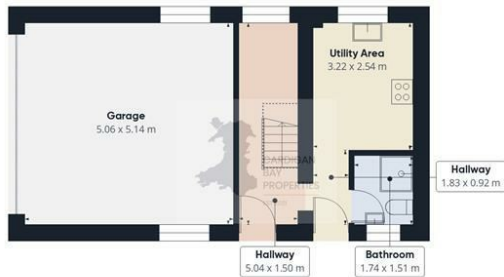




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

187.7 m²

Balconies and terraces

7.7 m²

Reduced headroom

16 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 Claire on 01239 562 104 or claire@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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



EST 2021