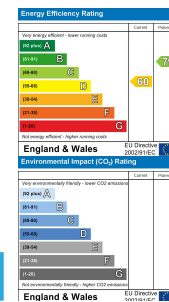


Tiverton Cottage Llechryd, Cardigan, SA43 2NU

- Detached Cottage
- Investment Opportunity
- Kitchen & Utility Room
- Wonderful River Views
- EPC Rating: D
- Three Bedrooms
- Lots of Potential
- Two Bath/Shower Rooms
- Sizeable Rear Garden

Auction Guide £130,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile



VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D' Ceredigion County Council

ref: LW/AMS/11/23/OK.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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An opportunity to purchase a three-bedroom property situated in the village of Llechryd. It is located a short drive from the historic market town of Cardigan and the many pristine beaches and coves along the Ceredigion Coastline. Llechryd has a tight-knit community and its own array of local amenities including a primary school, a community hall with regular events, a local garage and a village shop. Furthermore, the famous River Teifi is found a short distance away, with its many scenic country walks. This would make a great investment opportunity!

The property needs renovation but would make a lovely family home once complete. Briefly comprising, an entrance porch into the hallway with under-stair storage. A living room with potential for built-in fireplace, the kitchen has fitted wall and base units with an aga/rayburn. Beyond the kitchen there is a utility room and ground floor wet room. On the first floor, there is a bathroom and three bedrooms, two with river views.

Externally to the front of the property, there is ample off-road parking as well as two garages, one with power and lighting. The rear garden is laid mainly to lawn with wonderful views overlooking the rear garden. There has previously been a pond and a vegetable patch. This is a great space to sit and enjoy the views around.



Entrance Porch

Utility Room

Bedroom Three

Hallway

Shower Room

Bathroom

Living Room

Bedroom One

Garage One

Kitchen

Bedroom Two

Garage Two

DIRECTIONS

From Cardigan take the A484 road to Newcastle Emlyn where the village of Llechryd will be found after approximately 3.6 miles. Continue through the village passed the bridge, taking the first left immediately after the bend next to the cemetery. Continue up the hill for a short distance and the property will be found on your left hand side. What 3 Words Reference = ///spaces.binds.toys

