

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'E' Ceredigion County Council

Ref:AMS/LW/05/25/OK

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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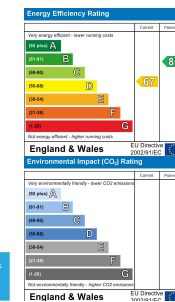
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## 1 Glanarberth, Llechryd, Cardigan, Ceredigion, SA43 2QQ

- Detached Bungalow
- Home Office / Hobby Room
- Detached Garage
- Ample Off-road Parking
- Electric Heating
- Two Bedrooms
- Kitchen / Dining Room
- Generous Corner Plot
- 3.6 Miles to Cardigan Town
- EPC Rating: D

**Offers In The Region Of £290,000**

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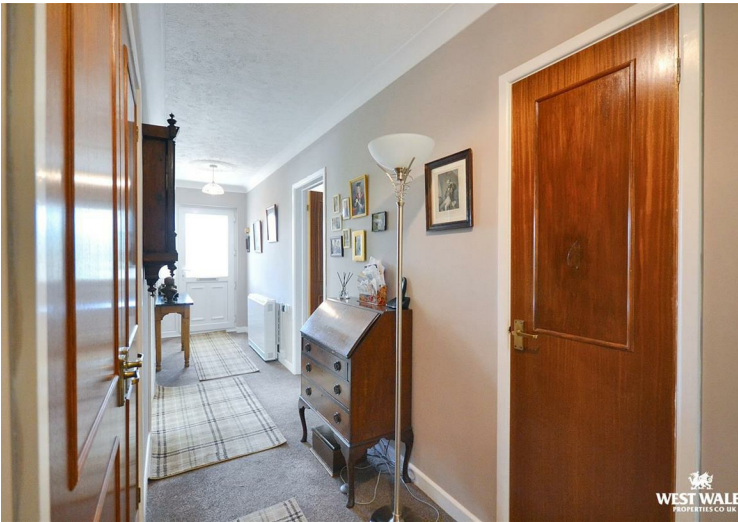


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**The Agent that goes the Extra Mile**







An immaculately presented detached bungalow, nestled in a quiet cul-de-sac in the charming village of Llechryd, just a short walk from the picturesque River Teifi. Conveniently located only 3.9 miles from the bustling market town of Cardigan and 7.6 miles from Newcastle Emlyn. The property features two well proportioned double bedrooms and a detached garage, which includes an additional room—ideal for a home office, hobby space, or studio. Set within a generous corner plot of approximately 0.19 acres, the bungalow boasts ample outdoor space, perfect for gardening or entertaining. his property would make an ideal retirement or family home.

The warm and welcoming accommodation briefly comprises a uPVC entrance porch with space for coats and shoes, leading into a central hallway with an airing cupboard and doors to the kitchen/dining area, living room, bathroom, and bedrooms.

The kitchen features matching wall and base units, an electric hob, and a fitted electric oven. Kitchen units separate the cooking area from the dining area, which enjoys natural light and views of the front entrance through large sliding glazed doors. Leading from the kitchen is a practical utility room with space for a fridge, plumbing for a washing machine and a door to the side of the house leading to the rear garden or garage.

The living room offers a comfortable space to relax, with a feature electric fireplace creating a central focal point. Towards the rear of the home are two well-proportioned double bedrooms, both overlooking the attractive rear garden, along with a modern shower room.



Externally, property is approached via its own tarmac driveway, providing ample off-road parking and access to a detached garage. The garage is equipped with power, lighting, a lift-up door, and a separate room at the rear—complete with its own entrance and window—perfectly suited for use as a home office, studio, or hobby space.

Set on a generous corner plot, the garden offers multiple areas of interest, including two low-maintenance patio spaces at the front, side, and rear of the property. A level concrete path provides full access around the bungalow, and a sloped area to the side is attractively planted with mature shrubs and flowering plants. The upper boundary is framed by a line of beautiful trees, creating a peaceful and private outdoor setting.

Viewing is highly recommended to fully appreciate the space, versatility, and charm this property offers.

## 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, turn left onto lady road, continue for a short distance taking the first left, immediately turn right and the property is located at the end of the cul de sac in the corner, you will see gates and the drive leading to the house. What 3 Words Reference -  
///lawyer.blanket.cadet



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

