

Cardigan Office:

5 High Street, Cardigan, Ceredigion, SA43 1HJ

T: 01239 612 343

E: cardigan@jjmorris.com

jjmorris.com

Chartered Surveyors | Estate Agents | Valuers | Auctioneers



Penlon , Llechryd, SA43 2NJ

£315,000

EXCELLENTLY PRESENTED

DETACHED 3 BED HOUSE, 1 EN-SUITE, ATTIC ROOM

LIVING ROOM (13' X 12'5"), KITCHEN/DINING/ FAMILY ROOM (25' X 12'4")

OIL COMBI CENTRAL HEATING, UPVC SEALED GLAZED

PLASTIC WEATHERBOARDS. LOW MAINTENANCE GARDENS

AMPLE OFF ROAD PARKING. TIMBER SHED (17' X 17').

EPC. C.

Situation

Llechryd is a popular village community a couple of miles from Cardigan Town, straddling the A484 which leads towards Newcastle Emlyn and onto the larger centre of Carmarthen (25 miles approx.) with the M4 at Pont Abraham a further 16 miles approx. Cardiff is approximately a hour drive.

The village has a Parish Church, Junior School, Petrol Forecourt and Convenience Shop, Public House etc.

Nearby Cardigan offers a fuller selection of shops and stores including 2 Supermarkets, Places of Worship, Banks and Post Office, Theatre, Library, Leisure Centre, Swimming Pool, Junior & Secondary Schools plus College of Further Education.

Recreational facilities in the area include, Angling on the River Teify which flows through the village downstream to Cardigan Bay, Golf, Squash and Boating Clubs at Gwbert on Sea (2 miles from Cardigan) etc. Numerous Sandy Coves & Beaches are within easy driving distance along the Cardigan Bay/Pembrokeshire Coastline.

O.S. Grid Ref: SN 210 444.

Hall 13x6' (3.96mx1.83m')



with laminated flooring, staircase, radiator.

Living Room 13x12'5 (3.96mx3.66m'1.52m)



with Patio Door to side, window to front, radiator.

Rear Hall



uPVC door to rear, tiled flooring, door to:

Kitchen/Dining/Family Room 25'5x12'4 (7.62m'1.52mx3.66m'1.22m)



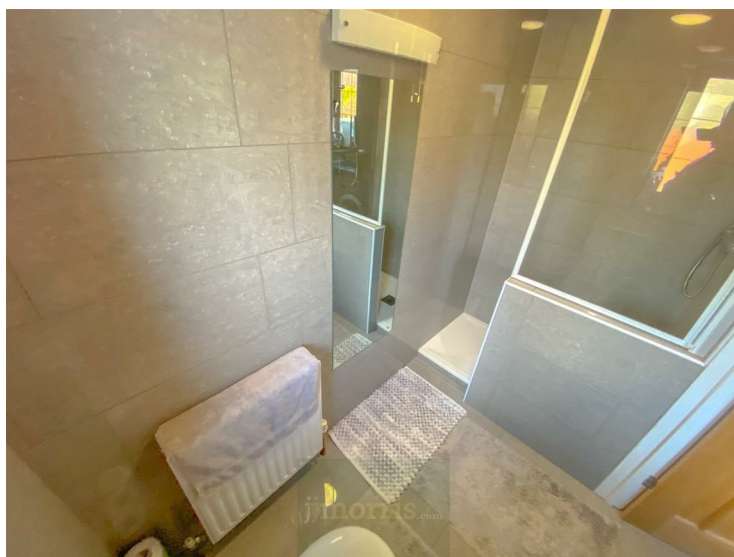
this well proportioned modern living space has tiled flooring, bay window to front plus 3 further windows allowing lots of natural light in, brick wall fire breast with Oil burner on hearth, base and wall units and worktop surfaces incorporating stainless steel single drainer sink unit, oven & hob, tiled splashbacks, plumbing for automatic appliance, radiator, extractor fan etc.

Utility Room 8'9x8 (2.44m'2.74mx2.44m)



tilled flooring, base units and worktop surfaces, stainless steel single drainer sink unit, tiled splashbacks, Oil fired Grant Combi boiler, plumbing for automatic appliance, door to:-

Shower Room



Recently refurbished with tiled walls and floor, close coupled toilet, pedestal wash basin, shower, Thermostatic controls, shaver light, extractor fan, radiator.

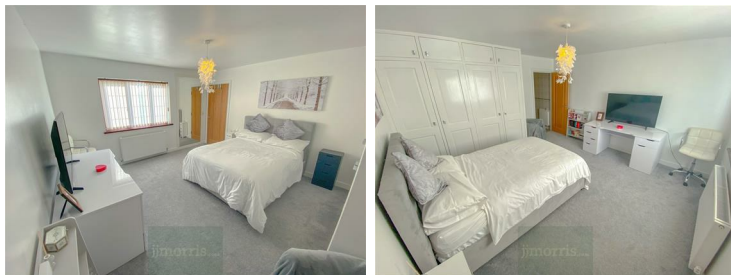
First Floor

Landing



with airing cupboard and radiator, and doors giving access into:-

Master Bedroom 14'x13 (4.27m'x3.96m)



with built in wardrobes, radiator and:-

En-suite Shower Room 6'4x3'9 (1.83m'1.22mx0.91m'2.74m)



with shower, toilet and pedestal wash basin, radiator, extractor and tiled walls.

Bedroom Two 14x13 (4.27mx3.96m)



dual aspect, built in wardrobes, radiator.

Bedroom Three 13x11 (3.96mx3.35m)



built in wardrobes, radiator.

Family Bathroom 8'7" x 6'5" (2.64 x 1.98)



with suite of panel bath and Triton T80XR shower over, close coupled toilet, pedestal wash basin, tiled wall surfaces, radiator, shaver light and extractor.

Second Floor



Loft Area



This is now excellent Bedroom/Living Area for a younger family member.

33x11'8 (10.06mx3.35m'2.44m)



with 2 radiators, 1 Velux window plus window to the gable wall, access to eaves storage.

Outside



The good sized, level plot has been designed with ease of maintenance in mind and is now completely surfaced, with either brick pavier pathways, concreted or gravelled.

Timber Shed/Garage/Dog Kennel 17'6x17'6
(5.18m'1.83mx5.18m'1.83m)



double doored and with electricity including a small kennel and enclosed dog run.

Plastic Oil tank behind close boarded fencing.

General Remarks

Built for the vendor by a reputable local builder c2008, Penlon is now available for the 1st time. Ready for immediate occupation, and in good order internally and externally, this is a substantial family home located in a convenient and popular location. Designed for modern living and with little maintenance requirements Penlon comes highly recommended by our valuer, and we suggest an early inspection to realise the accommodation on offer. To arrange telephone 01239 612343. We don't think you will be disappointed.

Floor Plan

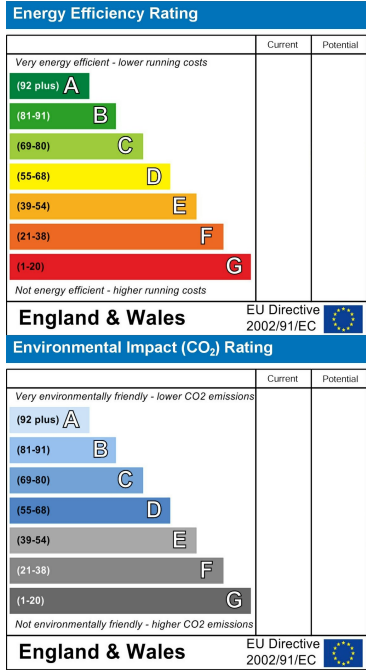


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com