

CARDIGAN
BAY
PROPERTIES
EST 2021

Y Cam Olaf, Llechryd, Cardigan, SA43 2QG

Offers in the region of £375,000

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- Four-bedroom barn conversion with original architectural features
- Feature curved slate staircase and wooden flooring
- Kitchen diner with Rangemaster oven, log burner, and stable door to the balcony
- Master bedroom with en-suite, built-in storage, and balcony access
- Range of outbuildings for storage or workshop use
- Entrance hall with glass doors front and back, leading to a rear balcony
- Lounge with log burner and direct balcony access
- Separate ground-floor accommodation option with bedroom, shower room, and utility
- Landscaped gardens with raised beds and paved areas for low maintenance
- EPC rating : C



About The Property

Set within a rural setting with only a select few neighbouring properties, this Four-bedroom barn conversion is full of character and offers flexible living options. The property is approached via a shared driveway leading to a private parking area, with various outbuildings offering excellent storage or workshop space.

The entrance hall is filled with natural light, thanks to glass doors at both the front and rear, offering an uninterrupted view straight through to the balcony and beyond. A striking curved slate staircase sits to one side, with a useful under-stair cupboard and a ground floor w/c. Wooden flooring adds warmth and enhances the character of the home.

To the left, the lounge provides a comfortable space to relax, featuring quarry tiled flooring and a log burner within a statement fireplace and another set of doors leading directly onto the rear balcony. On the opposite side of the hall, the kitchen diner offers a practical and sociable space, complete with a substantial fireplace housing a second log burner, a range of fitted base and wall units, and a Rangemaster oven with a gas hob. A stable door leads outside to the balcony, making it easy to enjoy the surroundings.

From the kitchen, an inner hallway leads to a shower room and a utility room, where the boiler and washing machine are located. This section also provides access to a double bedroom, making it an ideal self-contained space for multi-generational living or guest accommodation. A separate door leads to a sheltered outdoor area to the side of the house.
Upstairs, the spacious hallway leads to the master bedroom, complete with a built-in cupboard, en-suite shower room, and direct access to the top balcony. A further door from this bedroom leads to an external staircase. Across the hall, there is an office room with a built-in desk, while the remaining two double bedrooms each feature built-in storage and one has an en-suite. A family bathroom serves this side of the house.

Externally
The outdoor space is designed for easy upkeep, with raised beds and paved areas forming a practical and attractive garden. The rear balconies offer far-reaching views across the valley below, with steps leading down around 100 feet to the wooded area, which extends to approximately three-quarters of an acre. Though access to this area is restricted, it provides a natural backdrop, enhancing the setting and privacy of the property. there are also additional outbuildings offering flexibility with storage, one also benefits from storing the oil tank, and another has a separate w/c.

With its flexible layout, original features, and impressive outdoor space, this barn conversion offers a rare opportunity for those seeking a home with character in a rural location.

Hall
13'10" x 22'10"

Lounge
17'6" x 11'5"

Under Stairs Cupboard
7'9" x 5'3"

W/C
4'7" x 5'4"

Kitchen/Diner
22'3" x 16'10"

Inner Hall
11'4" x 7'11"

Wet Room
6'9" x 6'6"

Hall
4'5" x 4'1"

Utility Room
10'3" x 6'7"

Bedroom 5
14'3" x 7'8"

Landing
31'2" x 11'1"

Bedroom 1
20'10" x 11'6"

En-Suite
6'11" x 4'11"

Office room / possible single bedroom
9'0" x 8'1"

Bedroom 3
12'6" x 8'6"

Bathroom
8'7" x 8'5"

Bedroom 4
16'6" x 15'0"

En-Suite
8'7" x 3'11"

Outbuildings

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

COUNCIL TAX BAND: F- Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and underfloor heating to both ground and first floor, 2 log burners, one in the lounge and the other in the kitchen/diner.
BROADBAND: Available but not connected - TYPE - Standard FTTC 17 mbps, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Poor Signal, please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are none that they are aware of.









RESTRICTIONS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that this property has a right of way down the lane to access the home .
FLOOD RISK: N/A - 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 this home has a downstairs wet room
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.

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. Do NOT walk down the timber steps to the lower valley as it is unsafe. The title plan is being assessed by solicitors to ensure the boundaries are marked correctly. This property has a right of way down the lane to access the house.

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.

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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 up Lady Road and continue on for approx 150 yards to a left turn in the road, take this turn, then the lane to the property is on your left. continue up the lane and the property is located on your right past the grey outbuilding, denoted by our for sale board. Turning on b road///thatched.fingernails.blurred, Entrance to lane : ///similar.shimmered.following Prop ///myths.bandaged.fattest





Ground Floor



First Floor



Total area: approx. 237.7 sq. metres (2558.5 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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 Tania on 01239 562 500 or tania@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.

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