

Approx Gross Internal Area
134 sq m / 1437 sq ft

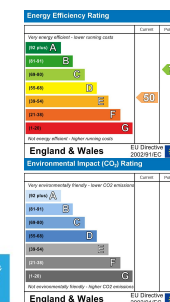


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Gwynfa Abercych, Boncath, Pembrokeshire, SA37 0EZ

- Detached House
- Three/Four Bedrooms
- Ideal Family Home
- Rear Garden
- Oil Central Heating
- Full of Character & Charm
- Two/Three Reception Rooms
- Approx. 7 Miles To Cardigan Town
- Off Road Parking
- EPC Rating: E



Offers In The Region Of £395,000

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



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' Pembrokeshire County Council

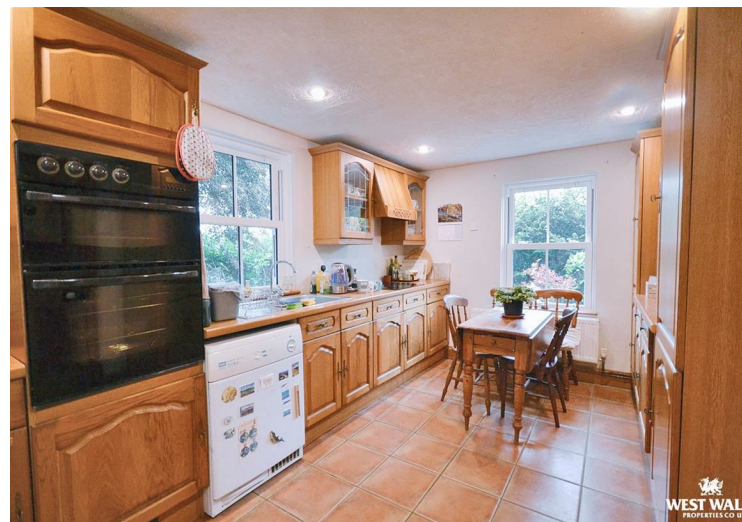
ref: LW/AMS/09/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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,

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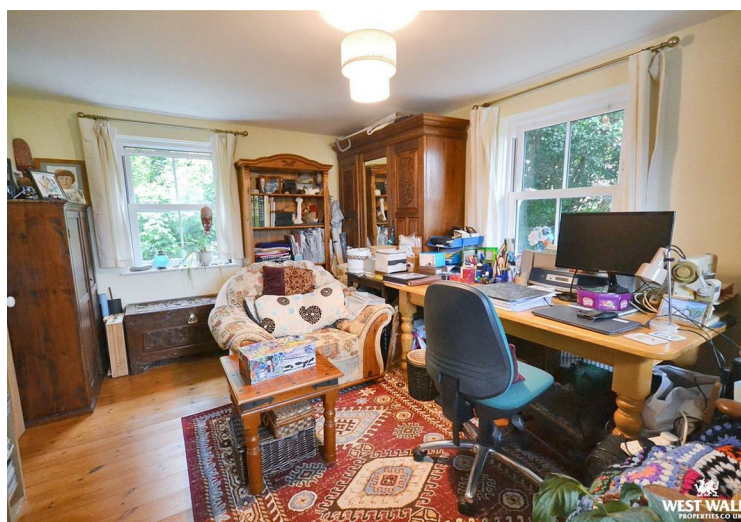
A detached property situated in an elevated position on Porth Street in Abercych. Dating back to 1902, the property is full of character and charm with many of its original features retained. The property benefits from three reception rooms and three bedrooms, off road parking and a terraced garden to the rear.

The accommodation briefly comprises, an entrance hallway with a door to the left into the living room. Here there is a bay window, and a feature fireplace. There is a dining room, with a further reception room off of this, currently being used as a music room but could be utilised as an extra bedroom if needed. The kitchen benefits from fitted and matching wall and base units, and also has space for a small dining table. On the ground floor there is also a WC. The wooden staircase leads to the first floor. To the left there are two double bedrooms, a study and the family bathroom. To the right there is a further bedroom with an ensuite WC, and airing cupboard.

To the front of the property there is off road parking for approximately two vehicles, from here some steps lead to the front of the house where there is a patio area bordered by hedging. To the left there is a patio seating area, a great spot for potted plants. The rear garden can be accessed via either side of the property and is sloped and laid mainly to lawn. Steps to the side of the lawn lead to the top where there is a useful wooden shed, and a patio area. From here there are wonderful countryside views!



The rural village of Abercych runs along the edge of the River Cych some 5.3 miles west of Newcastle Emlyn and 6.4 miles south east of Cardigan town. The village features two pubs, the Penrhiw Inn and The Nags Head, the latter serves good food daily. There are many woodland and river walks from the village including Ffynnone Waterfall & Cilgwyn Woods. The River Teifi, found at the end of the village offers fishing opportunity. The nearby town of Newcastle Emlyn offers amenities such as; a Castle, supermarket, restaurants and coffee shops, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops. The larger, vibrant market town of Cardigan is approximately 8 miles away and within driving distance of many of Pembrokeshire and Ceredigion's sandy beaches.



DIRECTIONS

Head out of Cardigan at the roundabout continue straight onto the A484 until you reach Llechryd bridge, turn right over the bridge continue along the road for 2.2 miles until you reach a crossroads and turn left. Continue along the road for approximately 0.6 miles and turn right, keep left and continue onto Porth Street - the property would be located on your left hand side. What 3 Words reference - [///series.prop.perch](http://series.prop.perch)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.