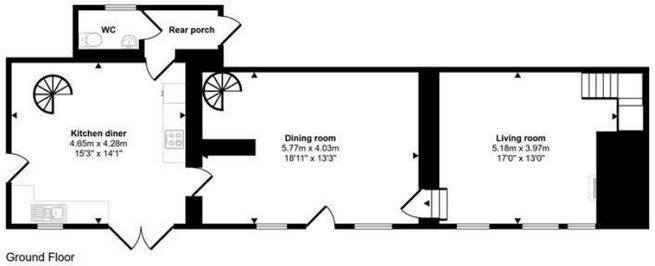
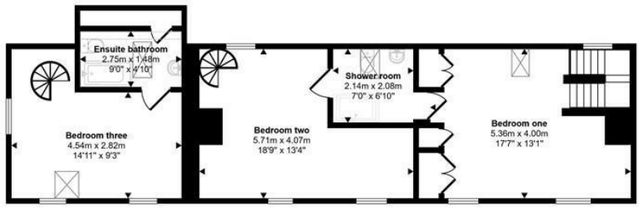
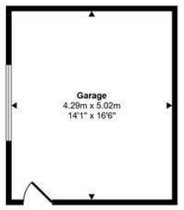
Approx Gross Internal Area
166 sq m / 1790 sq ft



Ground Floor
Approx 75 sq m / 809 sq ft



First Floor
Approx 70 sq m / 750 sq ft



Garage
Approx 22 sq m / 232 sq ft

Denotes head height below 1.5m

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 ' Pembrokeshire County Council

Ref: LW/AMS/06/25/OK/LW

FACEBOOK & TWITTER
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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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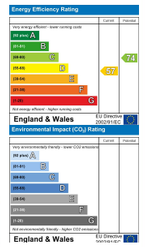






Bryntirion Abercych, Boncath, SA37 0EX

- Detached Character House
- Three Staircases
- Character Features Throughout
- Garden & Growing Areas
- Oil Central Heating & Log Burner
- Three Double Bedrooms
- Two Reception Rooms
- Detached Garage / Home Office
- Elevated Position & Far Reaching Views
- EPC Rating: D



Price £350,000

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The Agent that goes the Extra Mile



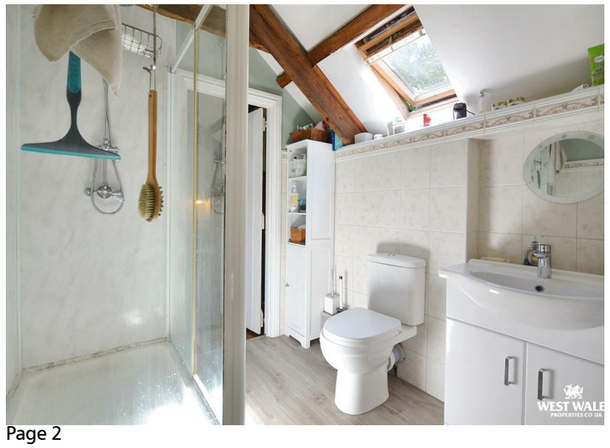


















Situated in the rural village of Abercych in North Pembrokeshire, this characterful three-bedroom home enjoys elevated views across the surrounding landscape. The property boasts three individual staircases, two reception rooms, and a detached garage currently used as a home office. Offering the very best of country living, it presents an ideal opportunity for those seeking a comfortable and distinctive family home.

The accommodation comprises a charming split door that opens into the dining room, positioned at the heart of the house. This welcoming space features a combination of tiled and wooden flooring, a flueless gas fire, and two front-facing windows. There are doors on either side—one leading to the kitchen and the other to the living room—as well as a spiral staircase ascending to the second bedroom.

The kitchen, located at the far end of the house, is a bright and inviting space with glazed double doors opening onto a decked area — perfect for al-fresco dining. It includes matching wall and base units, space for a dishwasher, and space for a breakfast table at the centre of the room. From the kitchen, a rear porch provides access to a downstairs W/C and utility room. A painted, ornate steel spiral staircase leads from here to the third bedroom above.

At the opposite end of the property is the cosy living room, featuring an impressive inglenook fireplace with a wood-burning stove, a slate floor, and three front-facing windows. A staircase from this room leads to the master bedroom above.

Each bedroom is accessed via its own staircase from the ground floor. The third bedroom, located above the kitchen, benefits from three windows a skylight and an en-suite bathroom. The master bedroom includes built-in cupboards and shares Jack and Jill-style access to a shower room with the second bedroom, which is uniquely L-shaped. The home is rich in character features throughout, including exposed stone walls, wooden flooring and striking A-frame beams —enhancing its authentic charm.

Externally, the property benefits from a driveway immediately beside the house, with access around the entire perimeter. There are several sheds and dedicated storage areas for logs and outdoor pursuits. A true gardener's paradise, the front garden features an array of mature shrubs, vibrant flower borders, and intricately woven pathways throughout. The decked area takes full advantage of the elevated position, offering stunning views over the village and the landscape beyond.
Across the lane, you'll find an additional plot with fruit trees, a polytunnel, and further parking. A detached garage currently serves as a home office, complete with wooden flooring, a log burner, power and lighting, and a mezzanine level for additional storage. The original garage doors remain in place, offering the potential to convert the space back to a garage (STPC).

We warmly invite you to arrange a viewing and experience the charm and potential of this delightful home firsthand!



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 1.5 miles until you reach a left turn sign post to Newchapel, take this left and continue straight for 1.8 miles until you reach a cross roads take the left turn signposted Abercych B4332, follow for another 1.3 miles and take the left turn at the Penrhiw pub car park into Abercych, continue for about 0.4miles through the village and there will be a lane to the left on an incline, take this turning and the house will be situated on your left side. What 3 Words reference - ///trickster.rewarded.kept

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