

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.

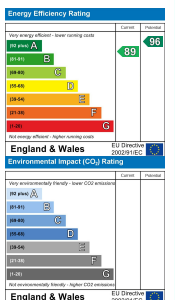


### Quarre Fach Abercych, Boncath, SA37 0HA

- Semi-Detached Character Cottage
- Village Location
- Rear Garden & Summerhouse
- On Street Parking
- Air Source Heating & Solar Panels
- Character Features
- Two Bedrooms
- Countryside Views
- Ideal First Time Buy
- EPC Rating: B

Offers In The Region Of £175,000

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 'C' Pembrokeshire

ref: LW/LW/10/24/OK/AMS

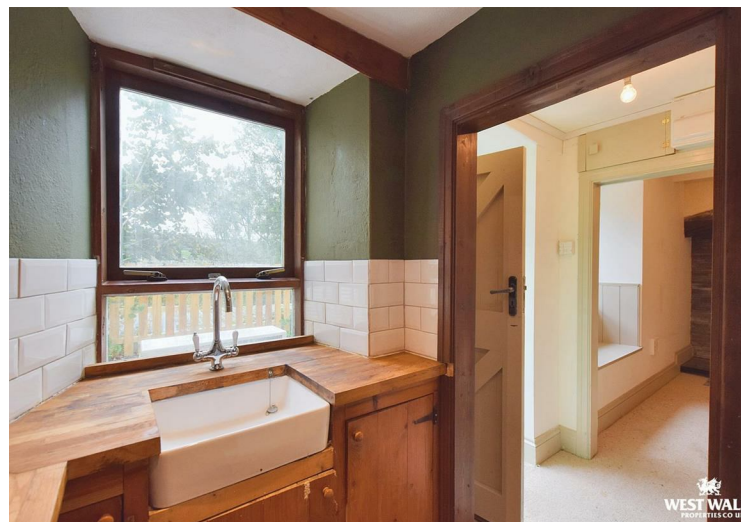
FACEBOOK & TWITTER  
 Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

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

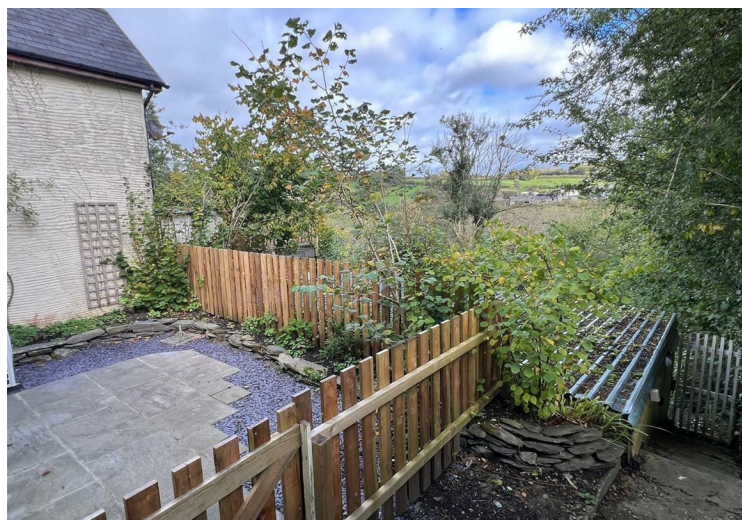




An opportunity to purchase a quaint semi-detached cottage situated in the village of Abercych. Just 2.7 miles to Ffynone Falls, 5.5 miles to the town of Newcastle Emlyn and 6.7 miles to the popular market town of Cardigan. Benefiting from two bedrooms, air source heating and solar panels fitted in 2023 and an Energy Rating of B, a wooden summer house and garden. This property would make for an ideal investment or first time buy.

The house internally comprises; a living room with log burner and exposed stone work and painted beams, two double bedrooms with original wooden floorboards, a shower-room on the ground floor and cute, rustic kitchen. There are character features throughout and views from the bedrooms across the valley below.

Externally; to the front of the property there is on-road parking available and steps lead down to the rear door and patio area which is enclosed. The garden is accessed via a series of steps from the rear patio via the decked area in front of the workshop / summer house which is brick-built and clad in timber. This building has electrics and plumbing available to connect. The garden continues below and is terraced, with a variety of shrubs and trees.



**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, after a short distance the house will be situated on your right side denoted by our For Sale Sign. What three words-///danger.writings.quilt

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