

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.

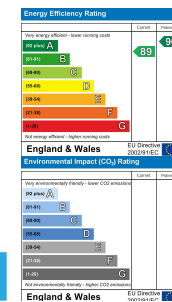


Quarre Fach Abercych, Boncath, SA37 0HA

- 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 £160,000

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



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The Agent that goes the Extra Mile





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.

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 which take you through some beautiful scenery. 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, banks, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops.

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 in our TV channel to view our location videos about the area.