

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

Ref: LW/AMS/04/25/OK_LW

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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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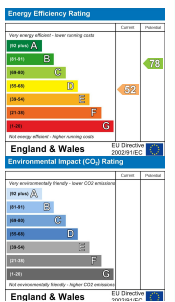


Gorlan, Abercych, Abercych, Pembrokeshire, SA37 0EZ

- Detached House
- Two Reception Rooms
- Ideal Family Home
- Off Road Parking & Garage
- Oil Central Heating
- Four/Five Bedroom
- Modern Kitchen/Living Area
- Rear Garden
- No Onward Chain
- EPC Rating: E

Asking Price £295,000

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The Agent that goes the Extra Mile





A charming and versatile four/five-bedroom detached home, nestled in the picturesque countryside village of Abercych. Surrounded by scenic walks right on your doorstep, the property is also just a short drive from the breathtaking Ffynone Waterfall or Cilgwyn Woods, and the vibrant market towns of Cardigan and Newcastle Emlyn. Inside, the home features a stylish open-plan kitchen and living area, two reception rooms, and four bedrooms—all offering stunning views of the surrounding countryside. An ideal choice for those seeking an idyllic rural lifestyle, this property would make a wonderful family home!

The accommodation briefly comprises, on the ground floor, an entrance porch leading into a charming dining room, featuring exposed wooden beams and a characterful fireplace with an open hearth. Adjacent to the dining room is a versatile reception room that could serve as a fifth bedroom, home office, or snug.

An arched opening from the dining room leads into the bright and modern open-plan kitchen and living area. The kitchen is well-appointed with matching wall and base units, complemented by a stylish wooden countertop. Integrated appliances include an induction hob with extractor hood, oven, dishwasher, washing machine, and fridge/freezer. A breakfast bar provides a natural transition into the living space, which features an inset media wall with spotlights, a cosy log burner, and durable 'LVT Hydrolock' flooring throughout. This is a great space for socialising, a side door opening to the parking area and glazed sliding doors leading to a patio, perfect for alfresco dining or relaxation.

The staircase leads to the first floor, where you'll find a family bathroom and four bedrooms—three of which are doubles. The smallest bedroom has been previously used as a home office, offering flexibility to suit your needs. The master bedroom and bathroom are located at the rear of the property, enjoying beautiful, far-reaching views over the garden, the surrounding countryside, and the picturesque River Cych below.

Externally, the property is accessed via a sloping driveway that leads to a level parking area, providing off-road parking for multiple vehicles, along with a single garage equipped with power and lighting. Beneath the house, there is a useful storage area / cellar. Additional steps lead to a further parking area at the front of the property. To the side, a patio area and a storage shed offer practical outdoor space. The rear garden is predominantly laid to lawn and enjoys stunning countryside views—an ideal setting to sit back, relax, and take in the surroundings.

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 right hand side denoted by our For Sale sign. What 3 Words reference - ///ruffling.mixed.master

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