

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/05/25DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

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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**

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

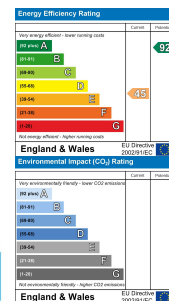


## Fronfach Abercych, Boncath, Pembrokeshire, SA37 0EX

- Detached House
- Kitchen/Dining Room
- Off Road Parking
- Village Location
- Bathroom / Central Heating Disconnected
- Three/Four Bedrooms
- In Need of Renovation
- Rear Garden
- 6.8 Miles to Cardigan Town
- EPC Rating: E

**Offers Over £150,000**

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**The Agent that goes the Extra Mile**







PUBLIC NOTICE West Wales Properties are now in receipt of an offer for the sum of £175,002 for Fronfach. Anyone wishing to place an offer on this property should contact West Wales Properties, 43 High Street, Cardigan SA43 1JG - 01239 615915 before exchange of contracts.

Located just 2.7 miles from the scenic Ffynone Falls, 5.5 miles from the vibrant town of Newcastle Emlyn, and 6.7 miles from the popular market town of Cardigan, this property offers excellent potential for modernisation in a desirable rural setting.

The property is split level, and briefly comprises on the ground floor, an entrance hallway, a kitchen / dining room with fitted units, from here there is also access to the integral garage. There is also a ground floor WC. A staircase leads to the lower ground floor where there is a living room with feature fireplace, and a door into the sun room which is in need of attention. There is a further room which could be used as a study or a further bedroom, and a rear porch giving access to the rear garden. On the first floor there are three bedrooms, and a family bathroom. (Please note the bathroom suite is not connected.)

Externally, to the front of the property there is off road parking for several vehicles. The rear garden can be accessed via either side of the property. Here there is a patio seating area, with steps leading down to the lawned area which is bordered by hedging, and surrounded by mature 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.

### 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 three words -  
///stiletto.clutches.props



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