



Ailgynnau, Boncath, SA37 0HD

£480,000

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CARDIGAN
BAY
PROPERTIES

EST 2021



Ailgynnau, Abercych, SA37 0HD

£480,000

- 4 bed detached house
- 2 reception rooms
- Beautiful far reaching views over the Valley
- Used as B&B in past (and still registered)
- Just over 5.5 miles to Newcastle Emlyn and Cardigan towns
- 4 bathrooms & a WC
- Sitting within 0.45 acre grounds
- Gardeners dream
- Less than half an hour to the coast.
- Energy Rating: C

About The Property

A stunning, deceptively spacious, flexible home sitting in a generous plot of around 0.45 acres, with stunning, far-reaching views over the Cych Valley within the rural village of Abercych, nestled between Boncath and Cenarth Falls, and ideally placed for the 3 counties of Ceredigion, Pembrokeshire and Carmarthenshire and the gateway to the M4 corridor. Whilst looking like a bungalow from the front the property is built over two floors and offers a generous-sized family home, which could easily be used as a B&B if desired, as it is still registered as such from when the current owners first moved here and operated part of the property as a B&B in the early 2000s. Abercych is a small village with two village pubs, one of which (The Nag's Head) offers good food and dining options. Nearby Cenarth is famous for its waterfalls and offers further eating and dining options, while the nearby market towns of Cardigan and Newcastle Emlyn offer larger amenities such as shops, supermarkets, schools, cafes, restaurants, places of worship, schools, and so much more. Whilst being less than half an hour's drive to the stunning coastline and pretty sandy beaches of Cardigan Bay in West Wales.

The property is accessed via a ramped path from the front drive into the entrance hall, with a floor-length picture window to the rear offering views over the garden and valley, karndean flooring, attic access, stairs down to the ground floor with glass balustrade and glass gate for security with a very pretty picture window with a stained glass Red Kite pattern, and steps up to an inner hall. At first glance it's as if you have entered a bungalow, this ground floor level has doors leading off the entrance hall to a WC, with a wash hand basin, a useful utility room with wall and base units, a sink with drainer, space and plumbing for a washing machine and a door to the side giving access out to the side of the property with steps down to the rear garden.



Details continued:

The kitchen, with a range of matching modern fitted wall and base units, complete with a breakfast bar, sink with drainer, built-in eye-level oven and grill, space for a dishwasher, space for a freestanding fridge/freezer, window overlooking the rear garden and valley and a door into the sitting room/guest dining room. This room has a floor-length picture window to take advantage of the beautiful views to the rear, double doors out to the side of the property which gives access, via metal steps to the decking and gardens and a door to the hall. Steps lead up to an inner hall from the main entrance hall to give access to three double bedrooms and a bathroom. The bedrooms still have their slate nameplates on the fronts from their B&B days. Bedroom 1 (Dinas) is currently used as a home office, when this room was used for the B&B guests used the family bathroom. Bedroom 2 (Carningli) has an en-suite shower room with fitted WC/Vanity wash hand basin unit. Bedroom 3 (Preseli) has a built-in airing cupboard housing the hot water tank and immersion heater, and again has an en-suite with a double shower and WC/vanity wash hand basin fitted unit. The bathroom has a bath with shower over, and a WC/vanity wash hand basin fitted unit. All bathrooms/en-suites have a shaving point socket.

On the lower ground floor, the stairs lead into a spacious lounge, with ample built-in shelving and storage underneath, engineered wood flooring, a built-in TV cabinet and shelving, double patio doors leading out to the rear decking and garden, and double French doors leading into the master bedroom. The very generously sized master bedroom is another en-suite room, with three built-in wardrobes offering ample room for your clothes, a built-in dressing table with mirror, double French doors out to the rear deck and garden, and a door into the en-suite. This is a good-sized room with a bath, double shower a WC and a vanity wash hand basin. A door from here leads into the laundry room which has built-in storage cupboards, ample space to put up airers to dry clothes, space and plumbing for a washing machine, houses the oil-fired boiler, and has a door out to the rear of the property.



Externally:

The property is approached off the main B4332 road onto a partially shared driveway, which arrives at the gateway into this property's own private, gravelled driveway. There is ample off-road parking to the front and side for several cars and vehicles including motorhomes/campervans/touring caravans etc. The gravel driveway continues to the front of the house where a paved path and ramp access the front door.

Built on the side of a hill the garden extends to the side and then via paths and steps that weave around carefully planned rockeries and pretty flower borders down to the lower garden area. To the far end of the side garden is a very useful summer house, which would make a useful home office (with a little work) or workshop, with power and lighting. There is a useful storage shed and ample space down the side for more storage if necessary.

Externally Continued:

As the paths lead down to the lower garden you pass a lovely sun patio (accessed also from the guest sitting room via the steps) which is a lovely place to enjoy some outside dining or BBQ. There are two small ornamental ponds that follow the path down, along with pretty borders. The lower garden is mainly lawn, with a decked area outside the lounge and master bedroom. The beautifully matured garden with its shrubberies, specimen trees, herbaceous borders and large rockeries, is a stunning place to sit and enjoy, it also benefits from a 12ft x 8ft Greenhouse with fruit trees behind. The garden is ideal for keen gardeners, sitting on 0.45 acres of sloping land, and the perimeter has tapestry hedging which is wonderful for the birdlife.

The lawn carries on up past the greenhouse onto another sun trap patio and also gives access to the rear of the property via the laundry room and steps up to the top utility room. The lawn path continued up under a pergola (passing the oil tank) and back up to the front of the house.

This is a stunning, versatile property, which could be a family home or a property that generates the new owners some income while they enjoy the spacious grounds and beautiful views.

Entrance Hall
12'3" x 35'4" max (inc inner hall) (3.75m x 10.78m max (inc inner hall))

WC
3'8" x 5'2" (1.14m x 1.60m)

Utility Room
12'4" x 11'6" max (3.78m x 3.51m max)

Kitchen
15'7" x 13'5" (4.75m x 4.09m)

Dining Room/Sitting Room
16'6" x 13'5" (5.04m x 4.11m)

Bedroom 1/Home Office
10'7" x 12'4" (3.23m x 3.76m)

Bedroom 2
11'3" x 12'3" max (3.45m x 3.75m max)

En-Suite
5'7" x 5'5" (1.71m x 1.66m)

Bedroom 3
13'5" x 10'9" max (4.10m x 3.28m max)

En-Suite
9'1" x 4'7" (2.78m x 1.41m)

Bathroom
8'9" x 5'9" (2.67m x 1.76m)

Lower Ground Floor

Living Room
21'1" x 13'5" (6.45m x 4.09m)

Master Bedroom
21'3" x 13'0" (6.50m x 3.97m)

En-Suite
12'3" x 7'0" (3.75m x 2.15m)

Laundry/Boiler Room
12'3" x 12'2" (3.75m x 3.72m)

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: F, Pembrokeshire County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from Mains Drainage

BROADBAND: Ultrafast available - Max download speed - 1000 Mbps
Max upload speed - 220 Mbps PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: Poor signal, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

VIEWING INFORMATION: This property is a modern timber framed property with block and render outer walls. Shared driveway off the road, own driveway inside property grounds. The property has sloping gardens, with steps down to the lower level. The solar panels do not currently feed back to the grid, so there is no feed-in tariff available, the excess is stored in batteries for own use, the batteries and inverter are housed in the attic space above the ground floor bedrooms. We are advised by the owners that the space above the bedrooms has attic trusses already in place, should new owners wish to explore the possibility of extending upwards (stpp)

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HW/HW/08/23/OK





Directions

From Cardigan head out on the A484 until you reach the village of Cenarth. Go over the old bridge and turn right for Abercych and Boncath along the B4332. When you reach the village of Abercych, drive through the village, up the hill and around the sharp left-hand bend, carry on going up the hill, passing the village hall, and you will see a red sign for Ailgynnu on your left. Turn left down this private drive and Ailgynnu is the second on the left (straight ahead of you)

INFORMATION ABOUT THE AREA:

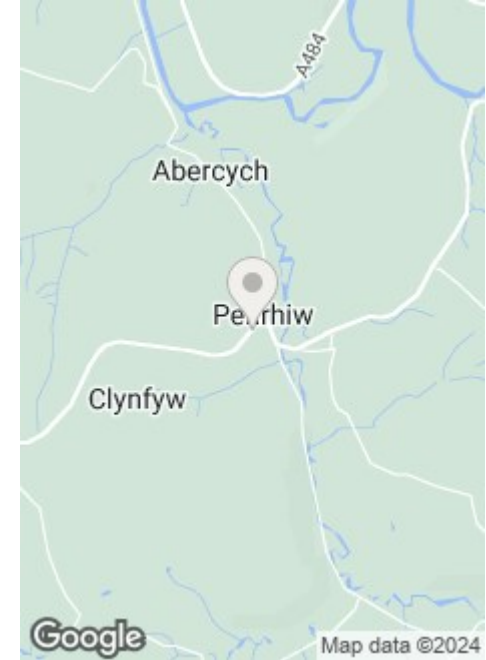
Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Ailgynnu, Abercych, Boncath, Pembrokeshire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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