



 CARDIGAN BAY PROPERTIES  
EST 2021

Pencnwcau, Aberbanc, Llandysul, SA44 5NP  
Offers in the region of £387,000

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# Pencnwcau, Aberbanc, Penrhiwllan, SA44 5NP

Offers in the region of £387,000

- 4 bed character property
- Many original features
- Useful log cabin in the garden ideal for many uses
- Pretty rear garden, with veg plot
- Less than half hour drive to the coast
- 3 reception rooms
- Sitting in around 0.44 acres of grounds
- Beautiful, far reaching countryside views
- Convenient access to Llandysul and Newcastle Emlyn
- Energy Rating: E

## About The Property

Nestled in the charming village of Aberbanc, this stunning detached house is a true gem waiting to be discovered. With the original part dating back around 300 years, this period property exudes character and charm with original features such as an inglenook fireplace and slate floors. Boasting 3 reception rooms and 4 bedrooms, this property offers ample space for comfortable living. The house sits on 0.44 acres of land, including a generous rear garden complete with a timber cabin that could serve as a home office or extra accommodation.

Entry into the property is through the front door into the hallway, with doors off to the lounge and sitting room, stairs to the first floor, and a useful understairs cupboard.

The lounge has a window to the front, and a feature fire surround. The sitting room has a window to the front, a slate hearth with a fireplace and wood burning stove and pretty stone surround and exposed stone wall, and steps down to the dining room. The dining room is part of the original house with the old inglenook fireplace with useful storage on either side and large beam over the top, a storage space to the side, perfect for storing boots and coats, double patio doors open out to the side garden, a door leads out to the other side, and a door opens up into the kitchen.



### Details Continued:

The kitchen is a charming space with original slate flagstone flooring, original slate worktops on pillars with ample storage space underneath, space for an electric cooker, an extractor fan, a stainless-steel sink and drainer, space and plumbing for a washing machine, a free-standing chest of draws, a larder cupboard, a freestanding washstand, space for an under-counter fridge/freezer and space for a fridge. (The owners informed us that this room has been drylined insulated on the internal walls, and the floors were damp-proofed by the previous owners). The dining room offers the potential to be converted into a very practical kitchen/diner, with the kitchen then able to be converted into a utility room, should the new owners wish, subject to any necessary planning regulations needed.

On the first floor there is a split landing with attic access, and with one side leading above the original property with a family bathroom, with a bath, shower, sink and toilet, under eaves storage and exposed beams, and Bedroom 1, with built in wardrobes, an airing cupboard housing the hot water tank, a window looking out over the side garden and the pretty views across the countryside and valley, attic access and a useful storage room which could be used as a dressing room.

On other side of the landing are three further bedrooms. Bedrooms 2 and 4 being spacious doubles (one with a wash hand basin), with windows overlooking the front, and a single room, again with a window overlooking the front.

### Externally:

The property is approached off a B road,



with parking to the front for 2 cars just off the roadside, and one additional parking space to the rear. The front of the property is bounded by a pretty stone wall, and a small front garden with mature plants and pretty flowers and a path to the front door. The property has rights of way down the driveway to the side, to access the parking at the rear of their property, where they also have a path leading down to the garden.

The outdoor space is a nature lover's paradise, with an enclosed garden accessed off the dining room (and via a gate in from the path down the back) featuring a delightful pergola, mature plants, flowers, and trees. There are ample areas for seating dotted around this space to provide the perfect spots to relax and enjoy some outside dining. The oil-fired boiler is found outside the property to the side of the dining room doors.

From this first garden area is a wooden gate leading into the main garden. This space is mainly lawn with ample vantage points to enjoy the picturesque countryside views that stretch as far as the eye can see. There is roadside access to the rear garden via double gates, which opens this area up to many opportunities. At the far end is a log cabin with power, lighting, wi-fi broadband and an outside water tap. This room is perfect for use as an office, studio space, or a den to escape the outside world. With stunning views down the valley and open countryside, this is a wonderful addition to this property. At the far end of the garden is an enclosed veg plot with raised beds, and ample space to expand this with room for a polytunnel or greenhouse if needed. There is also a very useful potting shed with another outside water tap nearby.

Whether you're looking for a peaceful retreat or a place to call home, this property offers a unique opportunity to embrace countryside living at its finest.

Hall  
8'7" x 3'10" max

Lounge  
13'11" x 12'0" max

Sitting room  
14'0" x 13'3" max

Dining Room  
14'4" x 14'0" max

Kitchen  
17'2" x 7'6"

Landing (split level)  
5'7" x 14'1" max

Bathroom  
11'9" x 8'1"

Bedroom 1  
12'3" x 13'6" plus wardrobes

Dressing room/storage  
7'2" x 4'0" max

Bedroom 2  
13'11" x 13'6" max

Bedroom 3  
8'2" x 5'10"

Bedroom 4  
13'10" x 12'0"

Cabin  
18'7" x 14'7"

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Ultrafast / Standard







Available – up to 1000 Mbps Download, up to 220 Mbps upload. – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Vendor has informed us EE is excellent indoors, other networks may be poor signal inside but wi-fi calling is available / Signal Available outside, please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY – The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that this property has rights of way down the main entrance to access a parking space by their back door, (there is also two parking spaces in front of the property). The neighbouring property has rights of way to cross over the second section of the garden, by vehicle or foot, to access their garden.

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. The owners have advised us that the caravan in the rear garden will be removed before a sale completes.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/HW/06/24/OKTR









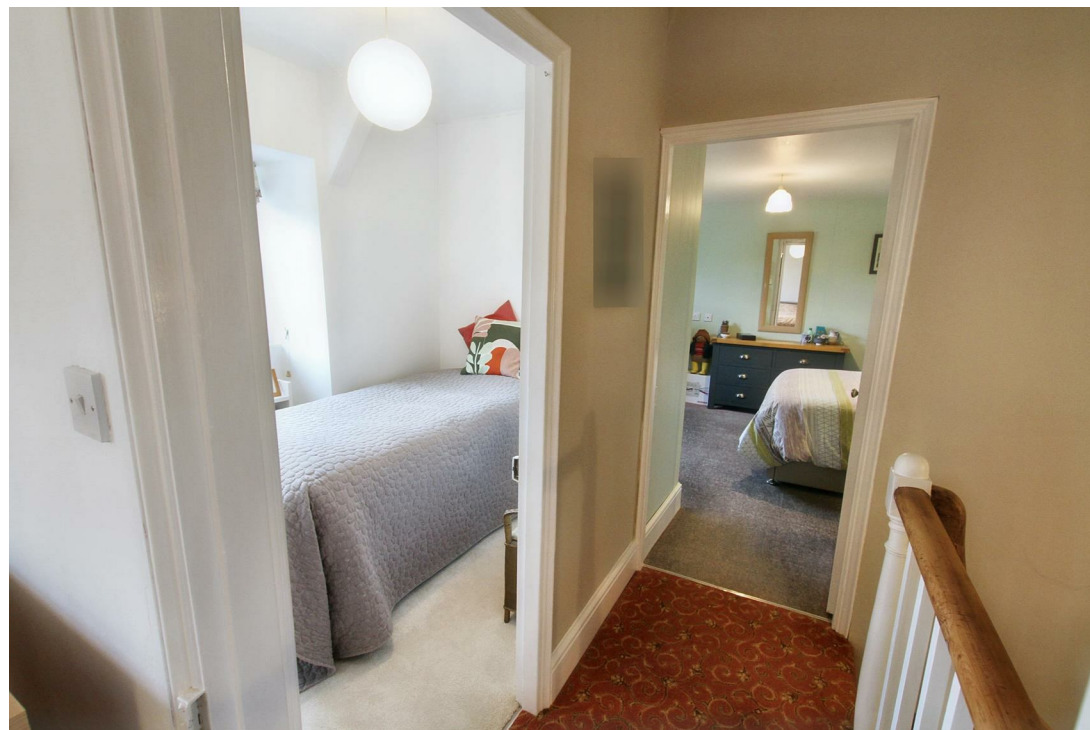
















#### DIRECTIONS:

From Newcastle Emlyn, head out on the A475 heading towards Lampeter. Drive through the village of Llandyfriog and carry on until you reach Aberbanc. In the village continue until you reach the right hand turning (B4334), just before the War Memorial Monument. Turn right here and carry on up the hill, the property is found on the right-hand side, just after the bend and just before you reach the old school (now a kitchen makers shop) on the left-hand side. What3Words: ///captions.curl.sticking

#### INFORMATION ABOUT THE AREA:

Aberbanc is a small, rural village within easy driving distance to Henllan, Newcastle Emlyn, Llandysul and the West Wales coastline of Cardigan Bay. Nearby Henllan is famed for its links with the woollen industry and the old railway station, which is the centre for the Vale of Teifi Railway Preservation Society, it is also home to Celtic Wines with a delightful gift shop, coffee room and adjoining garden centre. The popular market town of Newcastle Emlyn is only 3.4 miles away and offers quaint country shops, supermarkets, schools and more, and Llandysul is only 5.6 miles away. Meanwhile, the stunning beaches and coastal paths of Cardigan Bay are only a half hour drive away.

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.







This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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