

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Dandderwen, Abercych, Boncath, Pembrokeshire, SA37 0EZ

Asking Price £425,000

Welcome to this charming property in the delightful village of Abercych.

This characterful cottage has been beautifully refurbished, blending traditional charm with modern amenities to create a truly unique living space. Situated in a picturesque location, this property offers stunning views over the Cych River and the valley beyond, providing a peaceful and serene environment for its residents.

One of the standout features of this property is the detached building that comes with planning permission for conversion into holiday accommodation. This presents an exciting opportunity for those looking to generate additional income or to host guests in a separate and private space.

In addition to the main house and the detached building, the property also includes land and paddocks, perfect for those with a green thumb or for anyone looking to enjoy the outdoors right at their doorstep.

Location



An attractively refurbished Cych Valley cottage, offering characterful accommodation, yet with a modern twist in a delightful setting together with approximately 2 acres. The cottage which has been extensively renovated offers appealing two bathroom, up to 3 bedroom accommodation together with a detached two story building with planning consent for conversion into a holiday cottage, adding to the diverse appeal of this property, to provide income generation potential / annex or home studio / gym etc. The cottage is located in the popular village of Abercych renowned for its destination pub and restaurant, in the lower reaches of the picturesque Cych Valley, close to Cenarth and Llechryd and also Newcastle Emlyn, Cardigan and the West Wales Heritage coastline renowned for its sandy beaches and secluded coves.

Description



The accommodation which has double glazing and LPG central heating provides the following:-

Side entrance door

3' x 4'10 (0.91m x 1.47m)



To the conservatory style / utility / porch, with tiled floor, having electric under floor heating, space for plumbing of automatic washing machine, wall mounted gas boiler, leading to

Shower room



With tiled floor, having under floor electric heating, with corner shower cubicle, part tiled walls, wash hand basin, toilet.

Kitchen diner

16' x 12'2 (4.88m x 3.71m)



The heart of this lovely characterful home, with plenty of room to entertain, having an attractive slate tiled floor and beamed ceiling, being a light room from the three Velux roof windows provided in the open vaulted ceiling. A range of bespoke good quality kitchen units as provided, incorporating oak work surfaces with a Belfast ceramic sink unit inset, fitted electric oven, induction hob with extractor hood over, integrated dishwasher, fridge and freezer.

Dining room / Bedroom 3

13'1 x 8'10 (3.99m x 2.69m)



Radiator, French doors to front patio.

Living room

21'3 x 14 (6.48m x 4.27m)



A characterful room for those cosy winter evenings, with a slate tiled floor, beamed ceiling, inglenook style fireplace having a wood burner inset with timber beam over, two radiators, front entrance door with oak timbered open porch over. Stairs to first floor landing, access to loft.

Front conservatory

15'8 x 9'2 (4.78m x 2.79m)



With slate tiled floor with electric under floor heating and a set of bifold doors to each end, making it a lovely open space and enjoying picturesque views over the Cych Valley.

Bedroom 1

13'8 x 8'9 (4.17m x 2.67m)



Radiator, double aspect windows, slate sills.

Bedroom 2

9'4 x 9'2 (2.84m x 2.79m)



Side window, radiator.

Bathroom



Refurbished bathroom with a Victorian style bath, having shower with rain shower head and shower curtain over, tiled surrounds, wash hand basin, toilet, radiator with towel rail.

Externally



A feature of the property is the extensive lands that are being sold with it, being approximately two acres of mature grounds. The property is approached via a part concrete / part gravelled driveway with ample parking and turning areas.

Garage / Out building



To the side of the property is a detached two storey garage /

out building with concreted floors to both floors. This has planning consent for conversion to holiday accommodation. Application number 23/0884/PA

Small Dutch hay barn



Previously used for animal housing.

The Land



Which is to the front and side of the property, is sloping in nature, being ideal for those having country pursuits / gardening interests, or for keeping of small livestock. There is a separate roadside access further along the road to the furthest area of land.

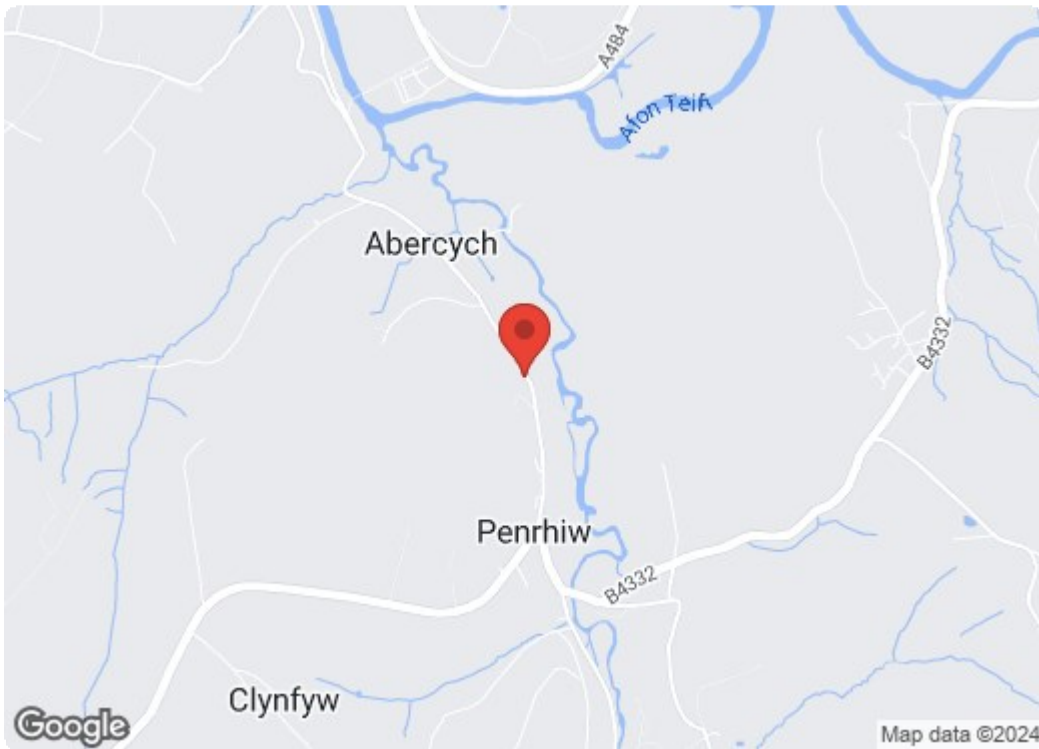
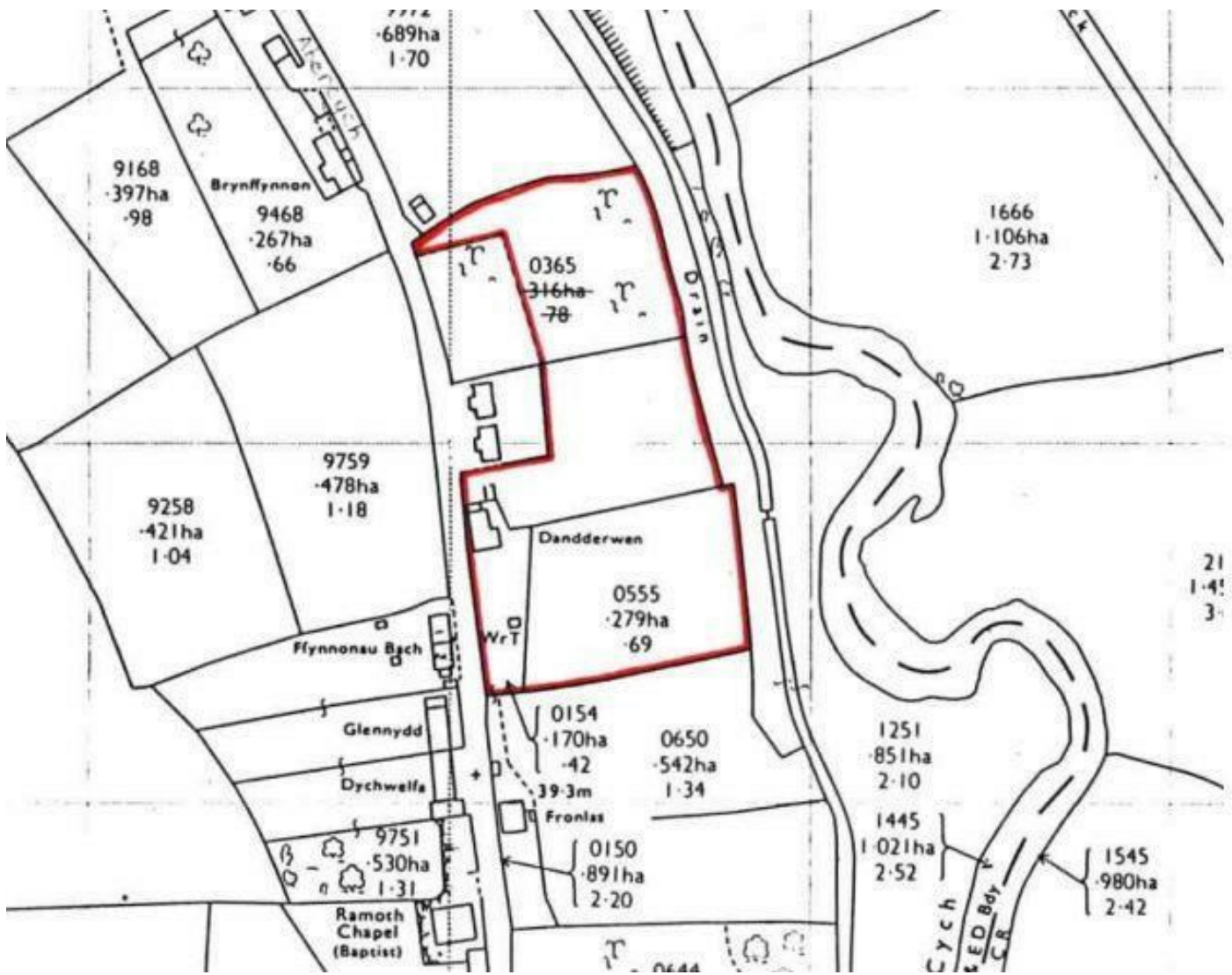
Services



We have been informed that the property benefits from mains water, mains electricity, mains drainage. The vendors would be prepared to provide a sewer connection for the holiday cottage if required. Telephone and internet available, LPG fired central heating.

Council Tax Band D

Council tax for year 2024/2025 is £1511.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611