

# **Philip Ling Estates**

**Estate & Letting Agent**

**Castellnewydd Emlyn**



## **PENRHYN UCHAF ABERCYCH**

**OFFERS IN THE REGIONS OF £295,000**

**TRADITIONALLY STONE-BUILT COTTAGE**

**SET IN TRANQUIL SURROUNDINGS – A NATURE LOVERS DREAM**

**APPROX  $\frac{3}{4}$  OF AN ACRE OF GARDENS AND WOODLAND**

**4 BEDROOMS – 3 RECEPTION ROOMS**

**FULL OF PERIOD FEATURES & CHARACTER**

### **BRIEF DESCRIPTION**

**P**enrhyn Uchaf is a traditionally stone-built cottage, with a later stone-built extension to the rear, all under a slate roof. The property offers sizeable accommodation with a myriad of original features all set within approximately  $\frac{3}{4}$  of an acre of mature gardens and deciduous woodland. A true nature lovers dream, far away from the madding crowds, without being too far off the beaten track. Access from the unclassified roadway, is across a beautiful river ford and onto a gravelled track, leading to the front of the plot. A pedestrian gate leads into the lower garden and upwards, via concrete steps and pathways leading to the front of the dwelling. *The viewing of this delightful property is highly recommended.*

### **LOCATION AND AMENITIES**

The property is situated a short walk from the tranquil Teifi Valley hamlet of Abercych, which hosts a village pub & restaurant. Abercych lies approximately 6 miles from the thriving market town of Newcastle Emlyn, which hosts a varied range of local facilities & amenities including: Shops, eating houses, public houses, places of worship, a primary & secondary school, a public swimming pool & leisure centre, and is on the local bus route, making it easily accessible to the larger town of Cardigan and the administrative town of Carmarthen. No directions are given in this portfolio as viewers are accompanied.

### **MEASUREMENTS, CAPACITIES & APPLIANCES.**

The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified any appliances, which are included in the asking price. We advise that the prospective client prior to purchase validate such information.



## ACCOMMODATION

The accommodation (with approximate measurements) comprises:

### ENTRANCE

Accessed directly from the front patio & seating area. Via a traditional stable door through to open plan kitchen/living room.

### KITCHEN/ SITTING ROOM

18'9" x 16'3". Window overlooking the front garden areas and woodland beyond. Large inglenook fire place with large timber beam, exposed stone walls and slate hearth & freestanding wood burner. Open beamed ceiling. Part quarry tiled and part timber flooring throughout. Cottage style kitchen units with part tiled and part live-edged timber worktops. Tiled splashback with hand painted feature tiles. Single bowl, single drainer stainless steel sink with monobloc style tap. Built under electric oven with inset ceramic hob above. Fitted shelving and freestanding units complete this pretty cottage kitchen.





## **DINING ROOM**

16'3" x 11'6"max. Window overlooking the front of the property and, double glazed French doors out to the side of the property allowing in the flood of natural light. Feature open beamed ceiling. Traditional quarry tiled floor. Thermostatically controlled radiator.



## **DOWNSTAIRS WC**

5'1" x 3'8". Window to the rear. W.C and wash hand basin. Wall hung oil boiler.

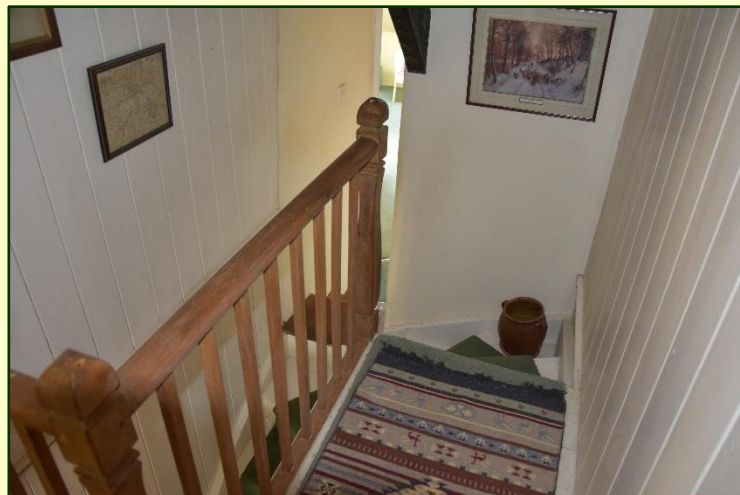
## **RECEPTION ROOM 2**

16'5" x 14'5". Accessed via staircase from rear hallway. Door accessing the side of the property and two windows overlooking the side of the property. Carpeted.



## **FIRST FLOOR**

Accessed via staircase from kitchen/living room via staircase with kite winder section and half landing. And onto traditional landing with original timber partitions.





**MASTER BEDROOM** 18" x 13'8". Large picture window overlooking the side of the property, taking in fine river and rural views, plus a Velux window to the rear. Feature vaulted ceilings. Double thermostatically controlled radiators. Carpeted.



**BEDROOM 2** 17'1" x 9'4". Window overlooking the side garden and views and Velux window for the flood of natural light. Part exposed A-frames and purlins with original beaded board, part vaulted, ceilings. Double thermostatically controlled radiator. Carpeted.



**BEDROOM 3** 16'4" x 13'6" Max. Window overlooking the side of the property. Part exposed A-frames and purlins with original beaded board, part vaulted, ceilings. Feature stepped chimney breast. Double thermostatically controlled radiator. Carpeted.





#### **BEDROOM 4**

7'7" x 7'4". Window overlooking the front garden and views. Part exposed A-frames and purlins with original beaded board, part vaulted, ceilings. Double thermostatically controlled radiator. Painted timber floor.

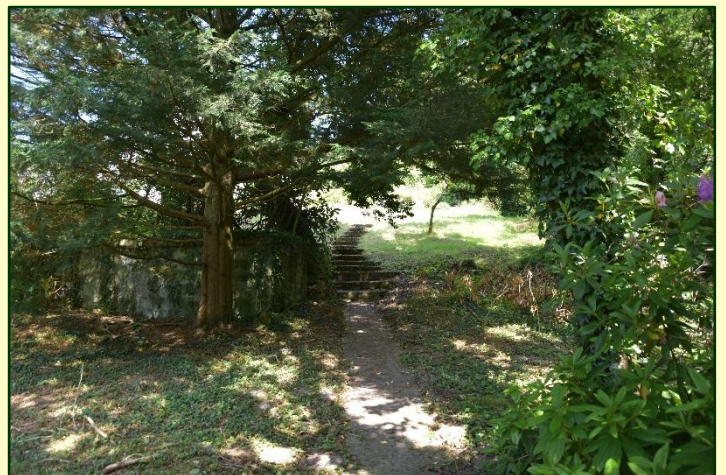


**FAMILY BATHROOM** 6' x 8' 3" Window overlooking the rear of the dwelling. Bath, wash hand basin & close coupled W.C. Airing cupboard located in hallway to the exterior of bathroom.



#### **EXTERIOR**

A true nature lovers dream, far away from the madding crowds, without being too far off the beaten track. The true peace and tranquillity of Penryn Uchaf is very difficult to convey in words and pictures alone, from the idyllic river ford crossing to access the property to the deciduous woodland and rolling, mature, gardens which make up a sizeable plot of some  $\frac{3}{4}$  of an acre or thereabouts, it really feels like the middle of nowhere, whilst in reality you are only a stones throw from a lovely country gastro pub and within a short drive of several market towns. All hedged and fenced boundaries. A truly interesting outside space.















### Penrhyn Uchaf





## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

### SERVICES

Mains Water, Electricity and Private Drainage.

### VIEWING

By appointment via *Sole Agents Philip Ling Estates*