

CARDIGAN
BAY
PROPERTIES
EST 2021

Dangelynen, Abercych, Boncath, SA37 0EZ

Offers in the region of £220,000

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Dangelynen, Abercych, SA37 0EZ

Offers in the region of £220,000

- Detached Split-Level Village Home
- Lovely Views Across The Cych Valley
- Kitchen/Breakfast Room With Integrated Appliances
- Integral Garage With Conversion Potential (STP)
- Popular Abercych Location Near Cardigan Bay
- Flexible 2/3 Bedroom Accommodation
- Comfortable Lounge With Feature Fireplace
- Landscaped Tiered Garden With Summerhouse
- Brick-Paved Driveway Parking For Up To Three Cars
- EPC Rating : E



About The Property

Looking for a detached village home with countryside views, flexible accommodation and a beautifully arranged garden? This well-presented 2/3 bedroom split-level property in Abercych offers views across the Cych Valley, an integral garage, driveway parking for up to three vehicles and a tiered rear garden with a summerhouse, all within easy reach of Cardigan and the West Wales coast.

Set in the heart of the popular village of Abercych, this well-presented detached split-level home enjoys lovely views across the Cych Valley, with flexible 2/3 bedroom accommodation, an integral garage, driveway parking and a thoughtfully landscaped tiered rear garden. With its interesting layout and attractive countryside outlook, this property offers a lovely combination of practical living space and village life in this scenic part of West Wales.

Approached via a brick-paved driveway providing off-road parking for up to three vehicles, the property also benefits from an integral garage, offering further parking or useful storage space. The current owners have advised that planning permission was granted in 2011 to convert the garage into an additional bedroom with an en-suite wet room. Although this permission has since lapsed, it highlights the potential for adapting the accommodation further, subject to obtaining any necessary consents.

The accommodation is arranged over two levels, making the most of the sloping plot and the attractive valley views. The main living areas are positioned on the upper floor, where a comfortable lounge enjoys plenty of natural light from windows on two sides, including a lovely outlook across the Cych Valley. A brick fireplace housing a coal-effect electric fire creates an attractive focal point, while the room offers ample space for both seating and everyday relaxation.

Details continued :
Alongside the lounge is the kitchen/breakfast room, fitted with a good range of wall and base units, worktop space and room for a breakfast table. Integrated appliances include a fridge, double oven and ceramic hob, while the window above the worktop enjoys views towards the garden and surrounding countryside. There is also direct access to the integral garage from this level, adding to the practicality of the layout.

Stairs lead down to the lower level, where the bedrooms, shower room and utility area are located. The principal bedroom is positioned at the rear of the property, with a wide window overlooking the garden and twin radiators. The second bedroom also benefits from a pleasant outlook towards the Cych Valley, while the third bedroom, currently offering flexibility as a bedroom or home office, includes a built-in wardrobe and enjoys similar views.

The shower room is fitted with an enclosed shower, pedestal wash basin and WC. A separate utility area provides additional storage and plumbing for appliances, together with a further cupboard offering space for a tumble dryer. A door from this level opens directly onto the rear garden, creating a convenient connection between the accommodation and outdoor space.

Externally:
Outside, the rear garden is a particularly appealing feature of the property. Carefully arranged over several tiers to follow the natural slope of the land, it offers a variety of seating areas, attractive planting and lovely views across the Cych Valley.

A decked seating area immediately outside

the lower floor provides a pleasant spot for morning coffee or outdoor dining, with steps leading down through further decked, paved and gravelled areas. Established shrubs, flowering plants and decorative borders add colour and interest throughout the garden, while the different levels provide a choice of places to sit and enjoy the surroundings.

At the bottom of the garden, a summerhouse provides an additional space to relax and appreciate the countryside outlook. This lower section also features a gravelled area and an attractive rockery constructed using Pembrokeshire Bluestone, adding character to the landscaping. Practical features include storage beneath the decking and an external electrical socket.

With its flexible accommodation, attractive valley views, off-road parking and well-designed outdoor spaces, this detached home offers plenty of appeal for those looking to settle in a welcoming West Wales village. The combination of a manageable garden, useful garage and potential for further adaptation makes it an interesting option for a range of buyers, whether seeking a permanent home or a countryside base within easy reach of Cardigan Bay.

Viewing is highly recommended to appreciate the layout, garden and lovely Cych Valley setting.

INFORMATION ABOUT THE AREA:
Abercych is a charming rural village surrounded by the wooded valleys and rolling countryside of the Cych Valley, close to the border between Ceredigion and Pembrokeshire. The village has a strong sense of community and is home to the popular Nags Head pub, with plenty of opportunities for countryside walks nearby. The neighbouring villages of Cenarth and Boncath offer additional local amenities, while the market towns of Newcastle Emlyn and Cardigan provide a wider range of shops, supermarkets, schools, cafés and everyday services. The beautiful coastline of Cardigan Bay, with its sandy beaches, coastal walks and seaside villages, is also within easy driving distance.

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.

Hallway
9'8" x 9'5"

Lounge
16'1" x 10'1"

Kitchen
9'9" x 9'7"

Integral Garage
16'6" x 6'9"

Downstairs Landing
12'9" x 3'0"

Landing to rear door
13'6" x 2'8"

Bedroom 1
16'2" x 9'1"

Bedroom 2
9'10" x 9'1"

Bedroom 3/Study
10'2" x 6'11"

Utility Room
9'8" x 6'4"

Storage Cupboard
2'8" x 2'7"

Family Shower Room
6'11" x 5'6"

Summer House
7'10" x 7'8"

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

COUNCIL TAX BAND: -E - Pembrokeshire County Council









TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas (LPG) boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE - Standard ***Download: 48 Mbps Upload 8 Mbps *** FTTP, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , 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 no issues 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 the neighbour to the left has a pedestrian right of way to access their gas bottles, which are stored at the front of this home.
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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. The rear garden is terraced. The neighbour to the left has a pedestrian right of way to access their gas bottles, which are stored at the front of this home.

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.

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SAMSUNG







DIRECTIONS:

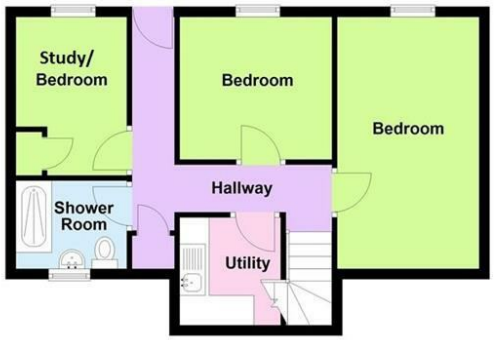
From Cardigan head out on the A484 until you reach the village of Cenarth. Go over the old bridge and turn right for Abercych and Boncath along the B4332. When you reach the village of Abercych, drive through the village, up the hill and on the sharp left-hand bend, turn right, continue down this road into the village, passing the old chapel on your left, and the property is located further along on the right, denoted by our for sale board.

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Lower Ground Floor

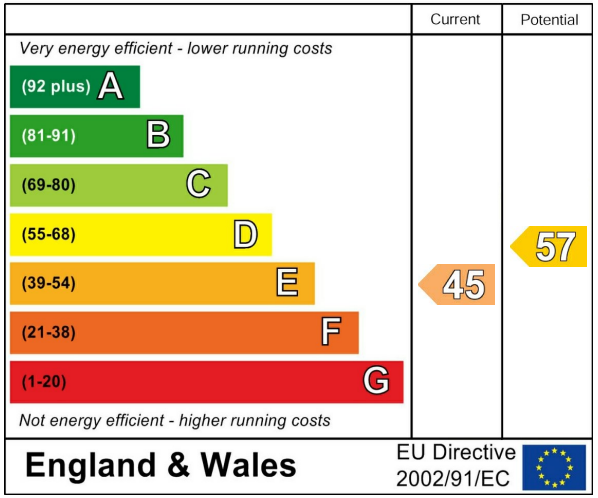


Ground Floor





Energy Efficiency Rating



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

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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