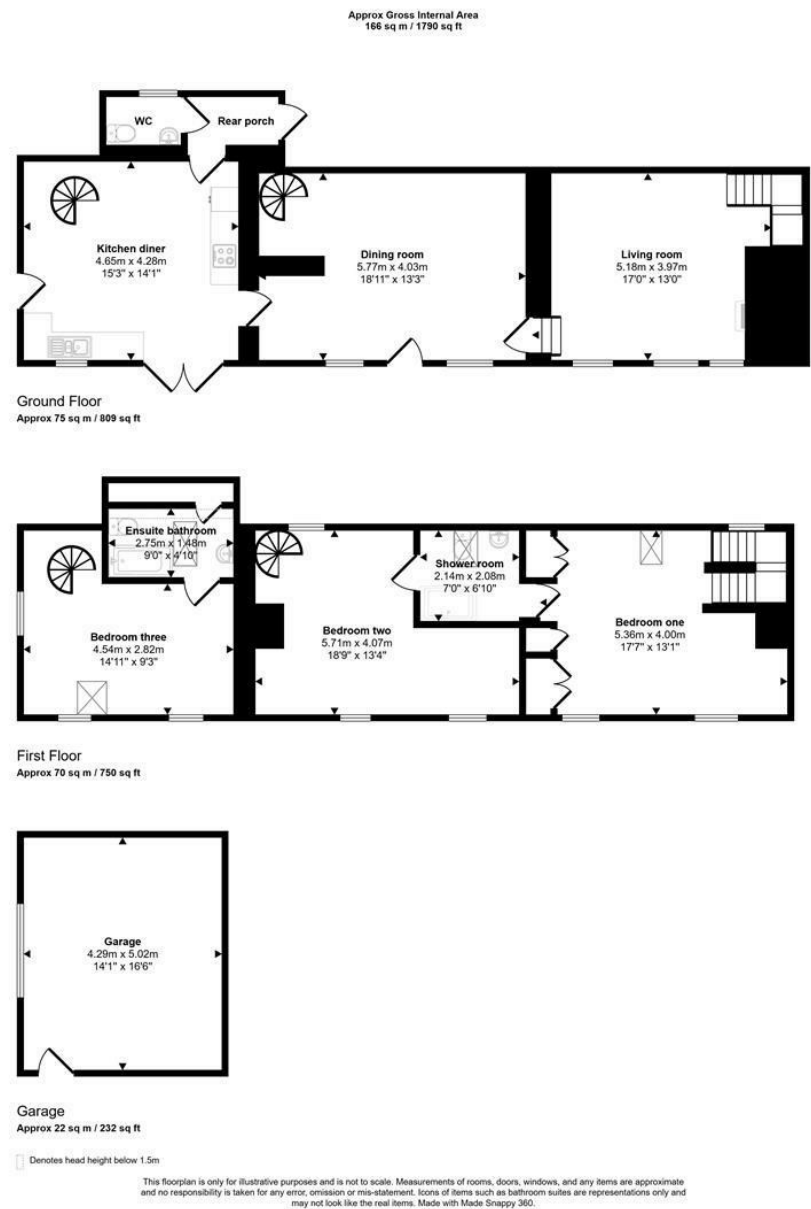


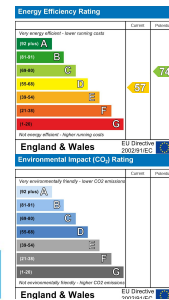


Bryntirion Abercych, Boncath, SA37 0EX

- Detached Character House
- Three Staircases
- Character Features Throughout
- Garden & Growing Areas
- Oil Central Heating & Log Burner
- Three Double Bedrooms
- Two Reception Rooms
- Detached Garage / Home Office
- Elevated Position & Far Reaching Views
- EPC Rating: D

Offers Over £360,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Situated in the rural village of Abercych in North Pembrokeshire, this characterful three-bedroom home enjoys elevated views across the surrounding landscape. The property boasts three individual staircases, two reception rooms, and a detached garage currently used as a home office. Offering the very best of country living, it presents an ideal opportunity for those seeking a comfortable and distinctive family home.

The accommodation comprises a charming split door that opens into the dining room, positioned at the heart of the house. This welcoming space features a combination of tiled and wooden flooring, a flueless gas fire, and two front-facing windows. There are doors on either side—one leading to the kitchen and the other to the living room—as well as a spiral staircase ascending to the second bedroom.

The kitchen, located at the far end of the house, is a bright and inviting space with glazed double doors opening onto a decked area — perfect for al-fresco dining. It includes matching wall and base units, space for a dishwasher, and space for a breakfast table at the centre of the room. From the kitchen, a rear porch provides access to a downstairs W/C and utility room. A painted, ornate steel spiral staircase leads from here to the third bedroom above.

At the opposite end of the property is the cosy living room, featuring an impressive inglenook fireplace with a wood-burning stove, a slate floor, and three front-facing windows. A staircase from this room leads to the master bedroom above.



Each bedroom is accessed via its own staircase from the ground floor. The third bedroom, located above the kitchen, benefits from three windows a skylight and an en-suite bathroom. The master bedroom includes built-in cupboards and shares Jack and Jill-style access to a shower room with the second bedroom, which is uniquely L-shaped. The home is rich in character features throughout, including exposed stone walls, wooden flooring and striking A-frame beams —enhancing its authentic charm.

Externally, the property benefits from a driveway immediately beside the house, with access around the entire perimeter. There are several sheds and dedicated storage areas for logs and outdoor pursuits. A true gardener's paradise, the front garden features an array of mature shrubs, vibrant flower borders, and intricately woven pathways throughout. The decked area takes full advantage of the elevated position, offering stunning views over the village and the landscape beyond. Across the lane, you'll find an additional plot with fruit trees, a polytunnel, and further parking. A detached garage currently serves as a home office, complete with wooden flooring, a log burner, power and lighting, and a mezzanine level for additional storage. The original garage doors remain in place, offering the potential to convert the space back to a garage (STPC).

We warmly invite you to arrange a viewing and experience the charm and potential of this delightful home firsthand!



DIRECTIONS

Head out of Cardigan at the roundabout continue straight onto the A484 until you reach Llechryd bridge, turn right over the bridge continue along the road for 1.5 miles until you reach a left turn sign post to Newchapel, take this left and continue straight for 1.8 miles until you reach a cross roads take the left turn signposted Abercych B4332, follow for another 1.3 miles and take the left turn at the Penrhiw pub car park into Abercych, continue for about 0.4miles through the village and there will be a lane to the left on an incline, take this turning and the house will be situated on your left side. What 3 Words reference - ///trickster.rewarded.kept

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.