



**Forge Cych, Boncath, SA37 0EX**  
**Offers in the region of £275,000**





- Two/three-bedroom semi-detached cottage in Cardigan Bay, West Wales
- Living/dining room with multi-fuel log burner and exposed beams
- Two bedrooms with hardwood flooring and windows
- Good-sized garden with space for vegetables, chickens, and more
- Off-road parking and two timber sheds plus greenhouse
- Flexible layout with loft room and optional third bedroom
- Fitted kitchen with space for all key appliances
- Loft room offering useful extra space with two roof windows
- Timber cabin with power, insulation, and double glazing
- EPC Rating : F

## About The Property

Set in the scenic Cardigan Bay area of West Wales, this two/three-bedroom semi-detached cottage offers a layout with a lot of flexibility, a decent-sized garden, and a practical cabin that can double as a workspace or guest accommodation. It's the sort of place that suits someone looking to enjoy a slower pace, with enough outside space to grow food, keep a few hens, or just potter in the garden.

The house is set back from the road, with a concrete parking area and front garden with log storage. Inside, the entrance hall has a tiled floor and leads to a sitting room that could just as easily be used as a third bedroom. This room has wooden flooring, a front-facing window, exposed beams, and a traditional cottage feel.

The main living/dining space has a homely atmosphere, helped by exposed beams and a multi-fuel burner with a slate hearth. The wooden floors carry through, and there's useful storage under the stairs. This space flows into the kitchen, which is fitted with a good range of wall shelves and base units, a stainless steel sink, and space for essential appliances. A double-glazed window looks out to the front.

Upstairs, split-level stairs lead to two bedrooms, both with stripped wooden floorboards and hardwood double-glazed windows and a bathroom. The main bedroom includes a built-in wardrobe and cupboard housing the Worcester boiler. The second bedroom is slightly smaller but still a comfortable size for a single bed or home office use. The family bathroom includes a bath with electric shower over, WC, and washbasin, with painted floorboards and simple finishes throughout.

Above, the loft room spans the length of the house, with two roof windows providing natural light. While accessed via loft ladder style steps, it offers a decent bonus space with limited head space for hobbies, storage etc.



### Continued

The garden is a real asset here. It's well laid out, with plenty of space for growing vegetables or keeping animals. Two timber sheds, a greenhouse, and an ornamental pond sit within the plot, along with established areas that could be turned into productive beds. There's scope to really make something of this outdoor space, whether that means self-sufficiency or just enjoying some green surroundings.

A particular highlight is the timber cabin at the bottom of the garden. It has power, lighting, double-glazed windows and doors, and we're advised the floors and walls are insulated. This makes it a strong contender for a home

office, studio, or occasional guest room – something that's increasingly useful. With its own space away from the main house, it gives flexibility to adapt to changing needs.

This cottage offers a mix of character and practicality, with the benefits of solid wood flooring, a good heating setup, and a layout that can be adapted over time. For those drawn to the landscape of Cardigan Bay and the rural rhythms of West Wales, this property has potential to settle in and shape things to suit.

Entrance Hall  
5'4" x 3'6" max

Lounge/Dining  
12'7" x 13'4" max (inc alcove)

Sitting Room

13'4" x 8'9" max

Kitchen

11'3" x 9'10" (max)

Landing

15'10" x 6'0" max (t shaped)

Bedroom 1

13'6" x 9'9" max (inc alcove)

Bedroom 2

8'10" x 10'6" max

Bathroom

6'6" x 8'8" max

Attic Area

24'11" x 10'4" max (not inc alcove)

Garden Cabin

15'1" x 9'2"

Outdoor shed/washroom

5'2" x 3'11" (max)

#### INFORMATION ABOUT THE AREA:

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.

The rural village of Abercych, is nestled between Boncath and Cenarth Falls, and ideally placed for the 3 counties of Ceredigion, Pembrokeshire and Carmarthenshire and the gateway to the M4 corridor. Abercych is a small village with two village pubs, one of which (The Nag's Head) offers good food and dining options. Nearby Cenarth is famous for its waterfalls and offers further eating and dining options, while the nearby market towns of Cardigan and Newcastle Emlyn offer larger amenities such as shops,

supermarkets, schools, cafes, restaurants, places of worship, schools, and so much more. Whilst being less than half an hour's drive to the stunning coastline and pretty sandy beaches of Cardigan Bay in West Wales.

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C – Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG)

BROADBAND: Connected - TYPE - Standard - FTTC

- 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 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 there are none that they are aware of.

FLOOD RISK: 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.

**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.

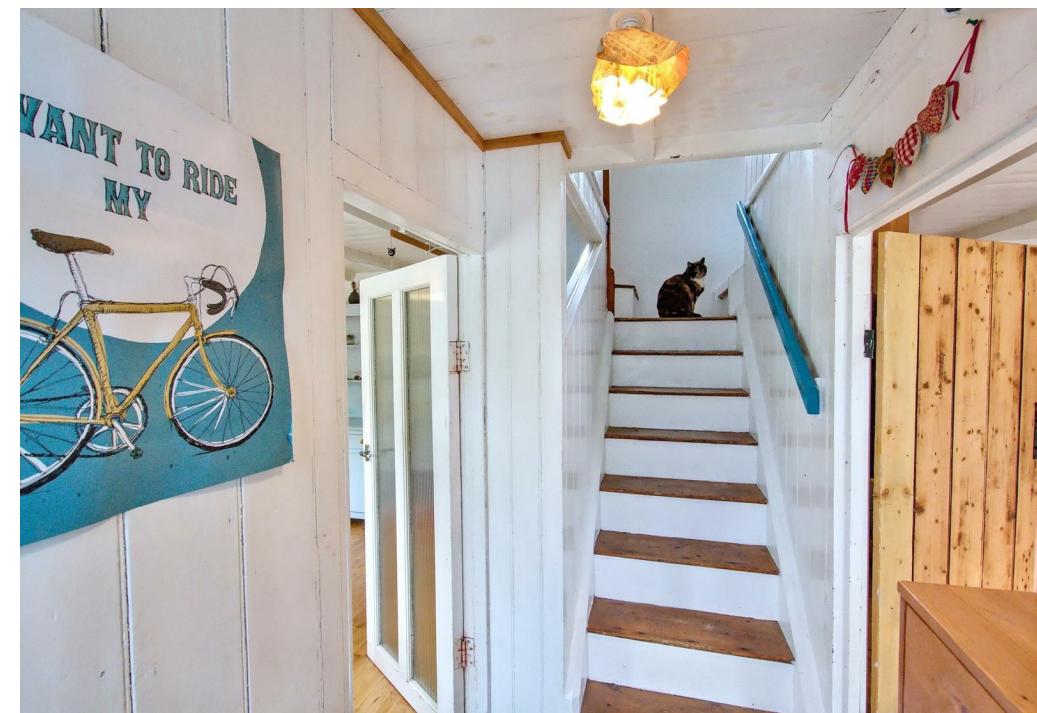
**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the 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 driveway up to the parking area is sloped. The property is in a designated conservation area, and there are tree protection orders in place. The rear of the property is on the roadside. There is restricted head height in the attic room.

**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

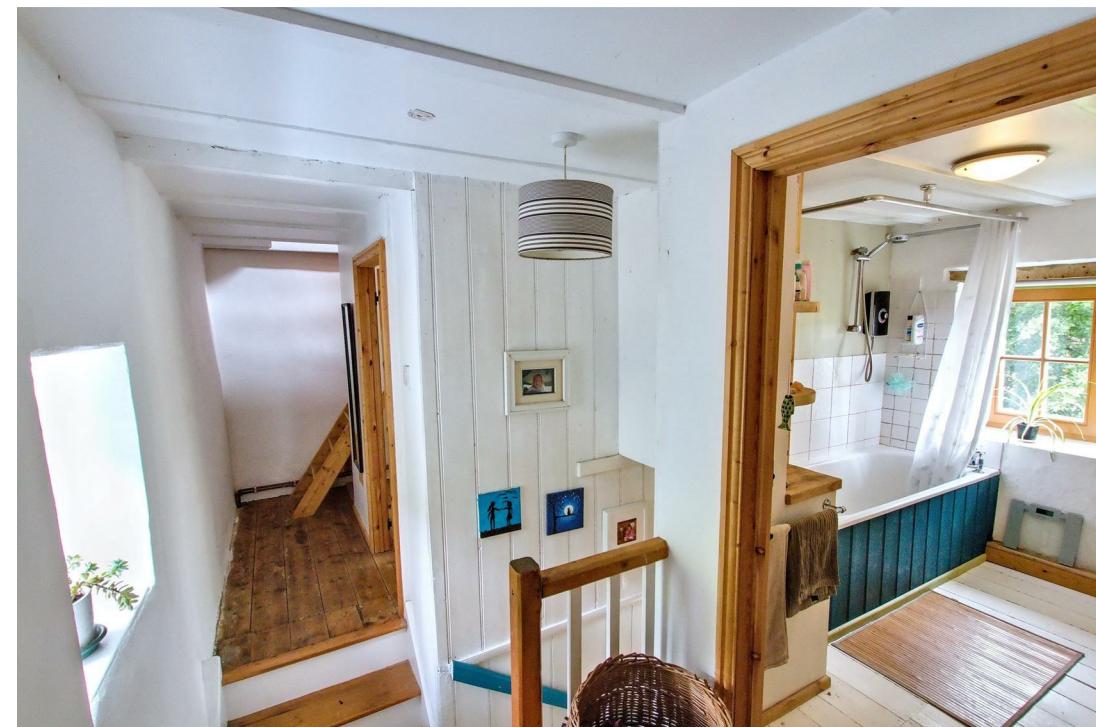
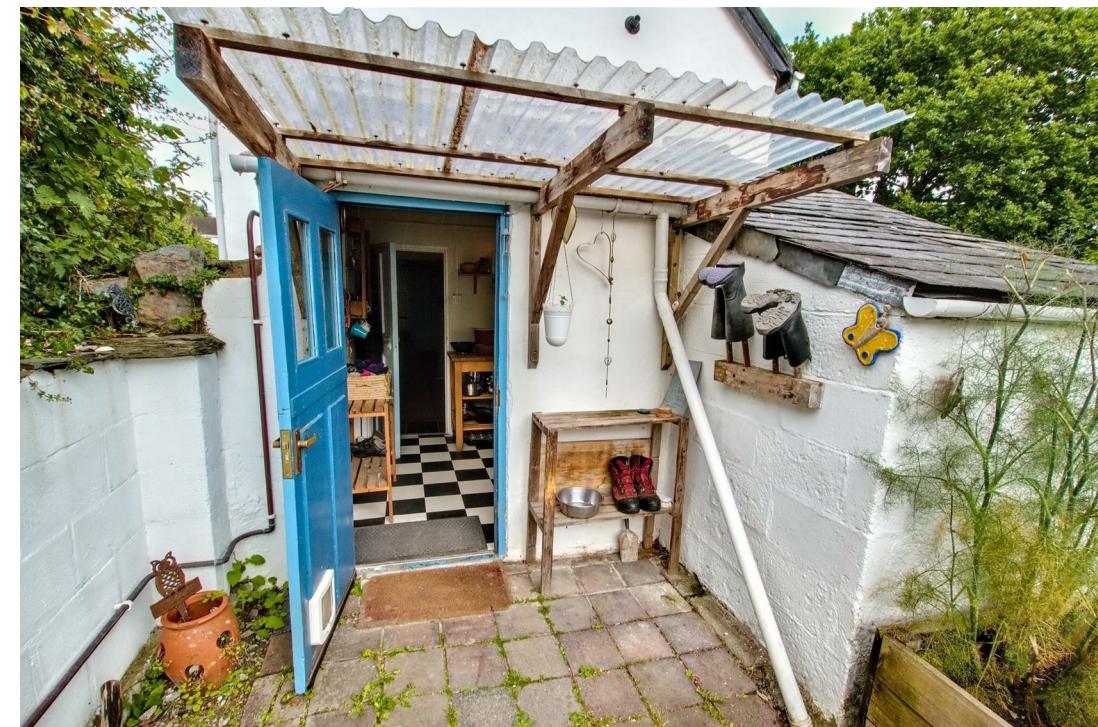


approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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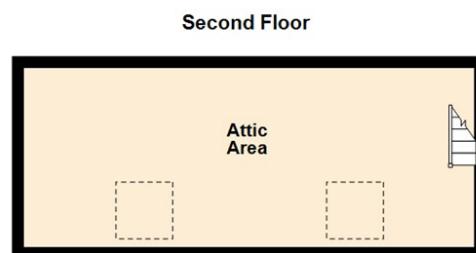
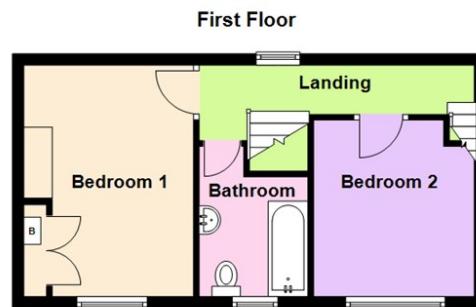
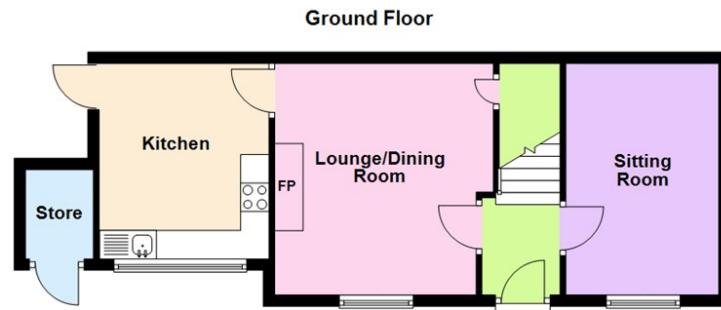




#### DIRECTIONS:

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 through the village and as you go down the hill you will see a right turning back on yourself signposted "Ford", turn down here and the property is just on the right hand side, What3words: [///workflow.scavenger.liners](https://what3words.com/Workflow.Scavenger.Liners)

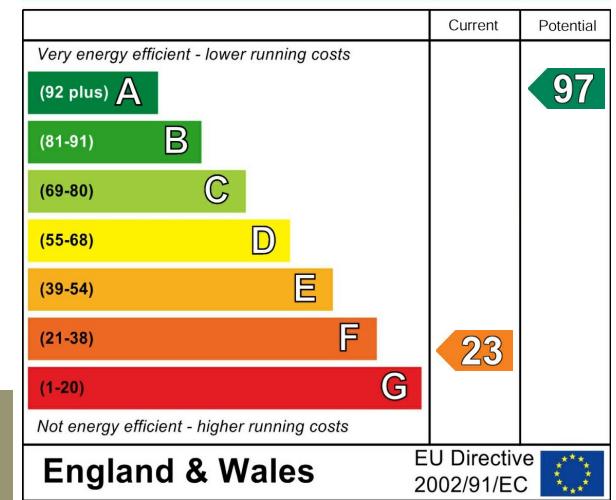




Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.



#### Energy Efficiency Rating



**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.