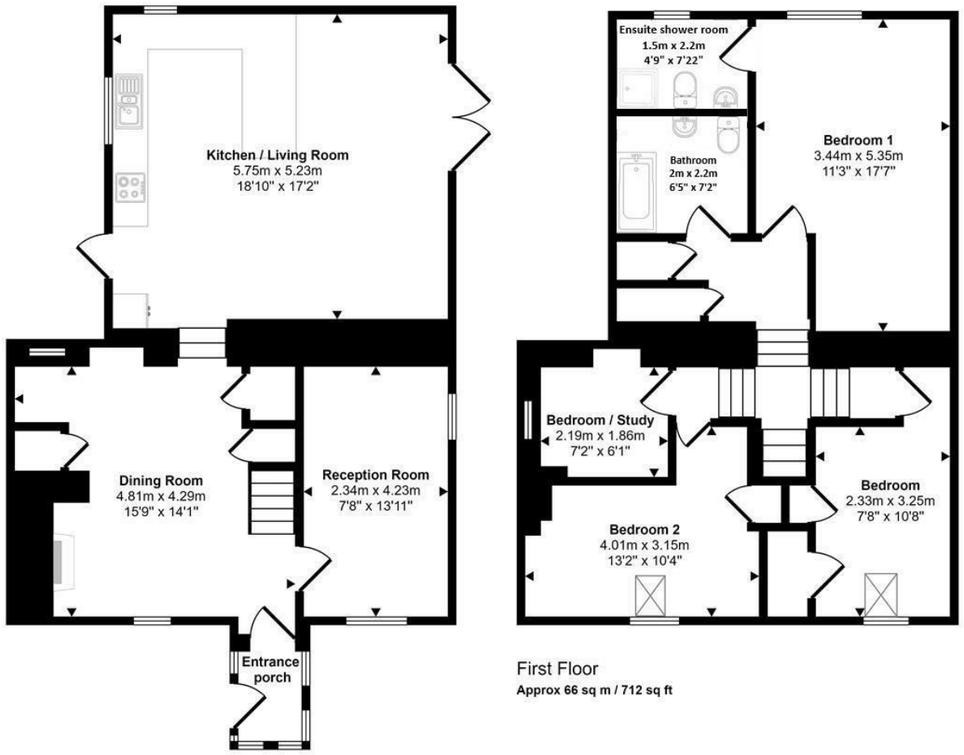
Approx Gross Internal Area
135 sq m / 1456 sq ft



Ground Floor
Approx 69 sq m / 744 sq ft

First Floor
Approx 66 sq m / 712 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E' Pembrokeshire
Ref: LW/AMS/04/25/OK_LW

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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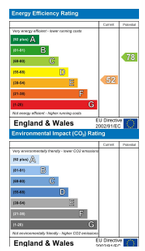






Gorlan, Abercych, Abercych, Pembrokeshire, SA37 0EZ

- Detached Character House
- Two Reception Rooms
- Modern Kitchen/Living Area
- Attached 5.4m x 3.3m Garage & Workshop + Cellar Suiting Variety of Uses
- Oil Central Heating
- Four/Five Bedroom
- Two Bathrooms (One En-suite)
- Rear Garden & Ample Off Road Parking
- No Onward Chain - Ideal Family Home
- EPC Rating: E



Price £290,000

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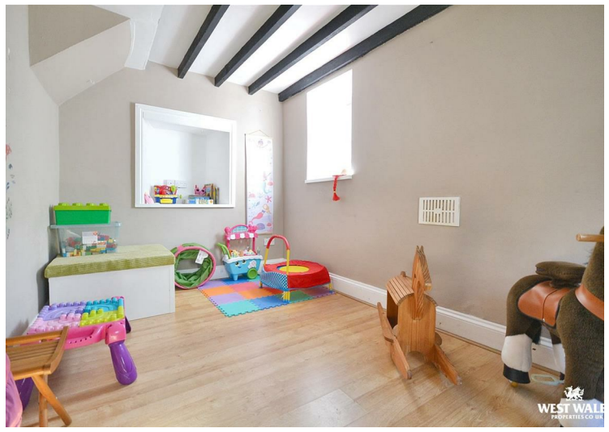
The Agent that goes the Extra Mile

Celebrating 30 Years of Business



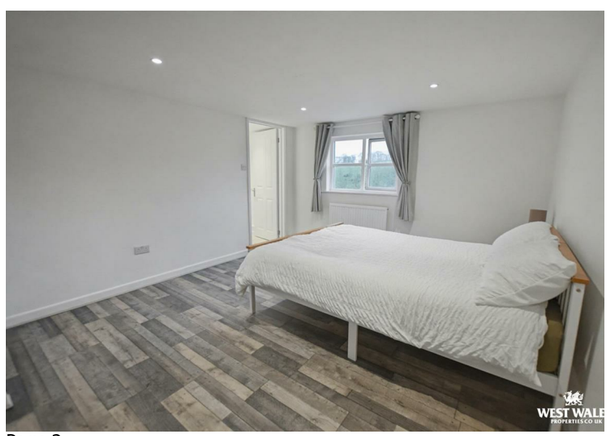


















A charming and versatile four/five-bedroom detached home, nestled in the picturesque countryside village of Abercych. Surrounded by scenic walks right on your doorstep, the property is also just a short drive from the breathtaking Ffynone Waterfall or Cilgwyn Woods, and the vibrant market towns of Cardigan and Newcastle Emlyn. Inside, the home features a stylish open-plan kitchen and living area, two recently fitted bathrooms (April 2026), two reception rooms, and four bedrooms—all offering stunning views of the surrounding countryside. An ideal choice for those seeking an idyllic rural lifestyle, this property would make a wonderful family home!

The accommodation briefly comprises, on the ground floor, an entrance porch leading into a charming dining room, featuring exposed wooden beams and a characterful fireplace with an open hearth. Adjacent to the dining room is a versatile reception room that could serve as a fifth bedroom, home office, or snug.

An arched opening from the dining room leads into the bright and modern open-plan kitchen and living area. The kitchen is well-appointed with matching wall and base units, complemented by a stylish wooden countertop. Integrated appliances include an induction hob with extractor hood, oven, dishwasher, washing machine, and fridge/freezer. A breakfast bar provides a natural transition into the living space, which features an inset media wall with spotlights, a cosy log burner, and durable 'LVT Hydrolock' flooring throughout. This is a great space for socialising, a side door opening to the parking area and glazed sliding doors leading to a patio, perfect for alfresco dining or relaxation.

The staircase rises to the first floor, opening onto a split-level landing. To the side and front are three bedrooms—two doubles and a smaller room, previously used as a home office, offering flexibility to suit a variety of needs.

To the rear, there is a useful airing cupboard and a newly installed family bathroom, complete with a matching suite, feature tiled wall, an LED-lit mirror and heated towel rail. The master bedroom has been recently reconfigured and now benefits from a well-appointed en-suite shower room, along with space for two wardrobes within the bedroom, ideal for use as a dressing area.

This part of the house enjoys far-reaching views over the garden, the surrounding countryside, and the picturesque River Cych below.

Externally, the property is accessed via a sloping driveway leading to a level parking area, providing off-road parking for multiple vehicles. There is also a single garage with a vaulted roof, measuring approximately 5.4m in length, 3.3m in width, and 4m in height. In addition, beneath the kitchen/living area, there is a useful storage space/cellar measuring approximately 5.4m long by 3.4m wide with a height of 1.6m. Both the garage and cellar are equipped with power and lighting, making them ideal for use as a workshop or offering potential for conversion to business or alternative uses, subject to the necessary consents.

Additional steps lead to a further parking area at the front of the property. To the side, a patio area and a storage shed offer practical outdoor space. The rear garden is predominantly laid to lawn and enjoys stunning countryside views—an ideal setting to sit back, relax, and take in the surroundings.

The rural village of Abercych runs along the edge of the River Cych some 5.3 miles west of Newcastle Emlyn and 6.4 miles south east of Cardigan town. The village features two pubs, the Penrhiw Inn and The Nags Head, the latter serves good food daily. There are many woodland and river walks from the village including Ffynnone Waterfall & Cilgwyn Woods. The River Teifi, found at the end of the village offers fishing opportunity. The nearby town of Newcastle Emlyn offers amenities such as; a Castle, supermarket, restaurants and coffee shops, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops. The larger, vibrant market town of Cardigan is approximately 8 miles away and within driving distance of many of Pembrokeshire and Ceredigion's sandy beaches.



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 2.2 miles until you reach a crossroads and turn left. Continue along the road for approximately 0.6 miles and turn right, keep left and continue onto Porth Street - the property would be located on your right hand side denoted by our For Sale sign. What 3 Words reference - ///ruffling.mixed.master

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