



CARDIGAN
BAY
PROPERTIES

EST 2021

Fronfach, Abercych, Boncath, SA37 0EX

Offers in the region of £275,000



3



2



2





Fronfach, Abercych, SA37 0EX

- Recently fully renovated detached home
- Flexible 3–4 bedroom accommodation
- Generous lounge with doors to outside
- New kitchen, bathroom & shower room
- New windows, doors, heating & electrics
- Oil-fired central heating
- Integral single garage
- Driveway parking for two cars
- Countryside & woodland views to the rear
- Energy Rating: TBC

About The Property

Looking for a recently renovated 3–4 bedroom detached home with flexible accommodation, off-road parking and countryside views in a rural West Wales village? Fully modernised throughout and set over a split-level layout, this well-proportioned home offers a new kitchen and bathrooms, generous lounge, integral garage and gardens overlooking the surrounding woodland and countryside.

Set within the rural village of Abercych, this detached 3–4 bedroom home has recently undergone an extensive programme of renovation and modernisation, creating a fresh, neutrally finished property ready for its new owners to add their own furniture, style and finishing touches.

The work carried out includes a new kitchen, bathroom and shower room, new windows and doors and new electrics, giving the house a considerable update both practically and cosmetically. Its split-level design also makes the accommodation particularly interesting, with living space arranged across three levels and the option of using the ground-floor office as a fourth bedroom if required.

A sloping tarmac driveway leads down towards the house, providing off-road parking for two vehicles and access to the integral single garage. The garage has double timber doors and offers useful parking, storage or workshop space.

The main entrance opens into the hallway, with the kitchen/diner positioned on this level. This is a good-sized room with plenty of space for a dining table alongside the kitchen area. The recently fitted kitchen has a simple shaker-style finish, complemented by wood-effect work surfaces and tiled splashbacks, with an integrated electric oven and hob and space for further appliances. Windows to the front and rear bring natural light into the room and look towards the garden and a door with step down leads into the integral garage (with space and plumbing for a washing machine, and double wooden doors out to the front drive).

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Details Continued:

Also accessed from the main hallway is the recently fitted shower room, which includes a shower enclosure, wash hand basin and WC.

Steps lead down to the lower level of the house where the layout opens into a further hallway. From here there is access to the office/bedroom four, a useful additional room which could equally work as a home office, occasional bedroom, hobby room or playroom depending on requirements.

The main lounge is also found on this level and is one of the standout rooms in the house. Generously proportioned, with plenty of room for both seating and additional furniture, it has windows looking out towards the greenery beyond and French doors opening directly to the outside. A chimney breast and fireplace provide a natural focal

point within the room, while the neutral decoration and new carpeting give a straightforward base for the next owners to make their own.

The French doors open onto the gravelled area alongside the house, where there is scope to create a seating or patio area immediately outside the lounge. Subject to any necessary consents, this part of the property could also lend itself to the addition of a conservatory or similar garden room in the future.

A rear hall/porch provides another useful entrance into the house and opens to a small gravelled area where there is space for outdoor seating.

From the main hallway, stairs rise to the first-floor landing and three bedrooms. Bedroom one is particularly generous, with

two windows looking across the surrounding greenery and plenty of room for bedroom furniture.

Bedroom two is another well-proportioned room, while bedroom three is smaller and would work well as a child's bedroom, nursery or second home office. Both bedrooms two and three have built-in storage.

Completing the first-floor accommodation is the newly fitted family bathroom, finished with neutral tiling and comprising a bath with shower over, wash hand basin and WC, and a built in storage cupboard.

Externally:

Externally, the property sits on a sloping plot which makes the most of its elevated position and outlook. Gravelled areas immediately around the house provide relatively low-maintenance outside space, while steps lead down into the lower garden.

The garden has scope for further landscaping and personalisation, with established planting, stonework and mature boundaries already providing a framework to work from. At the lower level is a lawned area bordered by mature beech hedging, with the garden looking towards woodland and the surrounding West Wales countryside. The setting to the rear is an important part of the property, giving a leafy outlook from both the house and garden.

Overall, this is a home where much of the major updating has already been completed meaning the property is ready to move into while still leaving scope outside for the next owners to shape the gardens and seating areas to suit their needs. The location of the property provides easy access to lots of lovely countryside walks and public footpaths through woods and fields, without the need to take the car.

Heating is provided by oil-fired central heating via an external combi boiler.

INFORMATION ABOUT THE AREA:

Abercych is a rural village in the Cych Valley, close to the point where Pembrokeshire, Ceredigion and

Carmarthenshire meet. Surrounded by woodland and rolling countryside, the village follows the valley of the Afon Cych, which joins the River Teifi nearby. Despite its rural surroundings, the property is well placed for reaching a number of villages and market towns across this part of West Wales.

The village has a strong connection with the surrounding countryside and is home to the popular riverside Nag's Head Inn, while nearby Cenarth is known for its waterfalls and salmon leap on the River Teifi. Cenarth also provides useful everyday amenities including a village shop and filling station, pubs and places to eat.

For a wider range of shops and services, the market town of Newcastle Emlyn is within easy driving distance, while Cardigan lies further west and provides supermarkets, independent shops, schools, cafés, restaurants and leisure facilities.

The position also provides access to the wider Cardigan Bay coastline, with beaches and coastal villages within driving distance, making this an appealing base for combining rural West Wales living with access to the coast.

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.

Front hallway
5'5" x 7'8" & 3'6" x 6'0"

Kitchen/Diner
12'11" x 14'8"

Integral Garage
10'4" x 17'5"

Shower Room
4'1" x 8'6"

Lower Hallway
10'7" x 3'4"

Rear porch
3'2" x 5'1"





Office/Bedroom 4

7'0" x 8'9" max

Lounge

15'2" x 15'9"

Landing

5'7" x 6'9"

Bedroom 1

15'1" x 8'9"

Bedroom 2

10'11" x 8'11" (plus wardrobe)

Bedroom 3

7'6" x 6'9" (plus wardrobe)

Bathroom

8'6" x 6'9" (plus corridor) max

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

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil central heating servicing the hot water and central heating

BROADBAND: Not connected but Superfast available in area - TYPE - Superfast / Standard - up to 78 Mbps Download, up to 20 Mbps upload available in area *** FTTP, FTTC available in area. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there

are no issues that they are aware of but please note the driveway is sloping down to the property.

RESTRICTIONS/COVENANTS: 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: 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.

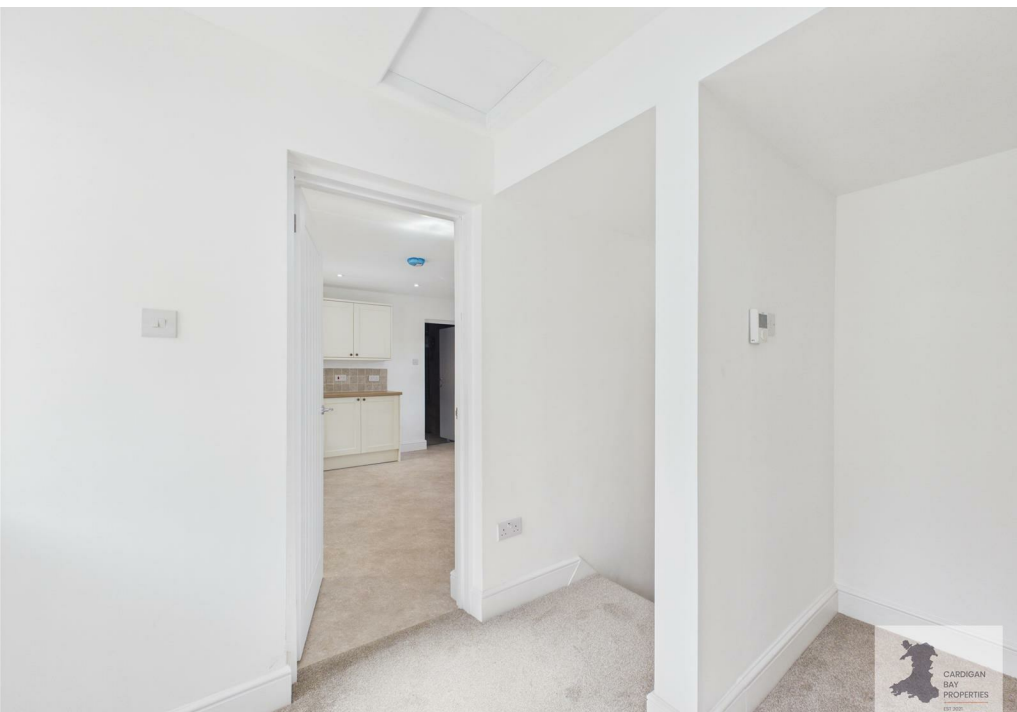
VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing -

<https://www.youtube.com/@cardiganbayproperties> - The driveway is on a slope. Garden is tiered and steps lead down to it.

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.

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.

HW/HW/08/26/OK









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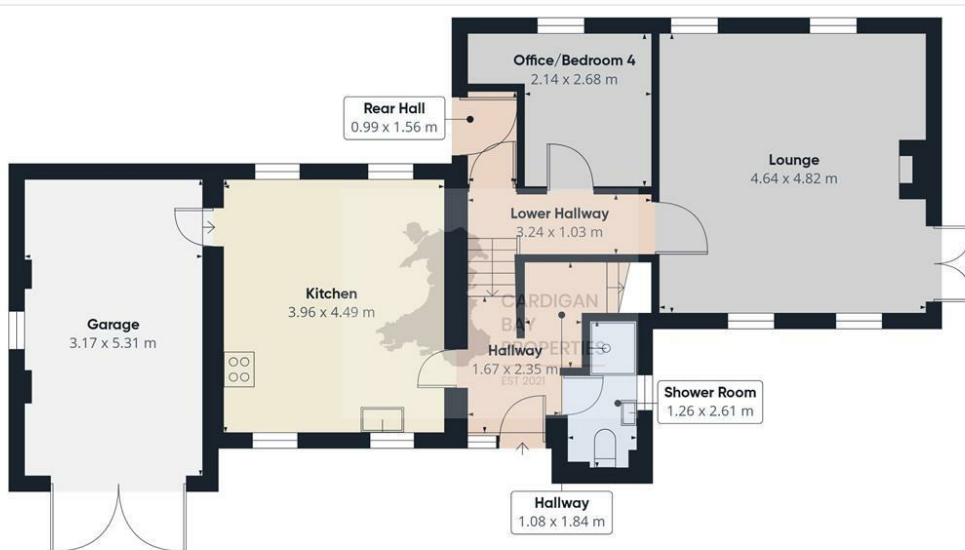




DIRECTIONS:

What3Words: [///conquests.agreed.dairy](#) Head to Abercych from Cardigan, via Cenarth, as you enter Abercych along the B4332, go past the turning to the Nags Head Inn on your left and carry on up the hill, take the next right on the sharp bend. Follow this road for about 0.6 miles and you will see the property on the right hand side, denoted by our for sale board.





Floor 0



Floor 1



Approximate total area⁽¹⁾
114.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@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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