



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Dangelynen, Boncath, SA37 0EZ

£285,000



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# Dangelynnen, Abercych, SA37 0EZ

£285,000

- Detached three-bedroom split-level home
- Expired planning permission to convert garage into bedroom with en-suite
- Lounge and kitchen/breakfast room on upper level
- Tiered gardens with decking, patio and summer house
- Short drive to Cardigan and the coast of Cardigan Bay
- Central position in Abercych village
- Driveway parking for up to three cars plus garage
- Bedrooms, shower room and utility on lower level
- Views across the Cych Valley
- EPC Rating : TBC

## About The Property

In the heart of Abercych, this three-bedroom split-level detached house brings together village living with open views across the Cych Valley. With its flexible layout, well-kept presentation and thoughtful outdoor spaces, the property has plenty to offer those who want to live within reach of both the coast and the countryside.

Abercych itself is a small but lively community, tucked into the West Wales countryside yet only a short drive from Cardigan and the sweeping coastline of Cardigan Bay. The village is known for its friendly feel, traditional pub and direct access into some of the prettiest wooded valleys in the area. This house sits right in the centre, making it easy to be part of village life while still enjoying space and privacy.

From the outside, the property shows off a brick paviour driveway with room for up to three vehicles, in addition to an integral garage that can hold another car or, subject to needs, be adapted for further use. In fact, the owners informed us that planning permission was previously granted to convert this garage into a bedroom with an en-suite wet room, but this planning has now lapsed, but this could have further scope for buyers who want more accommodation in the future.

Inside, the upper level of the split layout includes the lounge and kitchen/breakfast room. The lounge is bright and well-proportioned, with double-glazed windows on two sides, including one that looks across the Cych Valley. A feature brick fireplace with a coal-effect electric fire provides a focal point. Next door, the kitchen/breakfast room is fitted with a good range of units and has space for everyday dining. It comes with an integral fridge, built-in double oven and ceramic hob, with a rear window making the most of the views. From this level, there is direct access into the integral garage.



Continued :  
A staircase leads down to the lower floor, where the three bedrooms, bathroom and utility area are arranged. The master bedroom is at the back, with a wide window and twin radiators, while the second bedroom also overlooks the garden and valley. The third bedroom includes a built-in wardrobe and the same outlook. The shower room has a shower with enclosure, pedestal wash basin and WC, and the utility offers extra storage as well as plumbing for appliances, and an additional storage cupboard has space for a tumble dryer. A rear door from this level provides access straight into the garden.

Externally, the rear garden has been cleverly designed to work with the natural slope, creating a tiered arrangement that offers several different spots for sitting out and enjoying the views. From the back door, a decked area leads down to further levels with a mixture of decking, patio and gravelled sections. The planting includes flowers, shrubs and bushes, and a summer house sits at the lowest level, making the most of the outlook across the Cych Valley. This level also benefits from a gravelled area and a beautiful rockery made of Pembrokeshire Blue Stone. There is also storage beneath the decked area, along with an external socket.

The location is a strong draw. Abercych is just a short drive from Cardigan, a historic market town with a good range of shops, cafes and schools. From there, Cardigan Bay stretches out with its long sandy beaches, rocky headlands and popular wildlife watching opportunities. The Cych Valley itself is a particularly beautiful part of West Wales, with wooded hillsides and walking routes that bring a strong sense of being surrounded by nature.

Overall, this is a beautiful home that balances village life, practical living space and outdoor areas that have been set up to be easy to use while making the most of the setting, and the driveway parking for several cars is another practical benefit. With the combination of the location in Abercych, the views across the valley and the easy reach of Cardigan Bay,

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  
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"

#### 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: -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.

TR/TR/09/25/OK/TR

















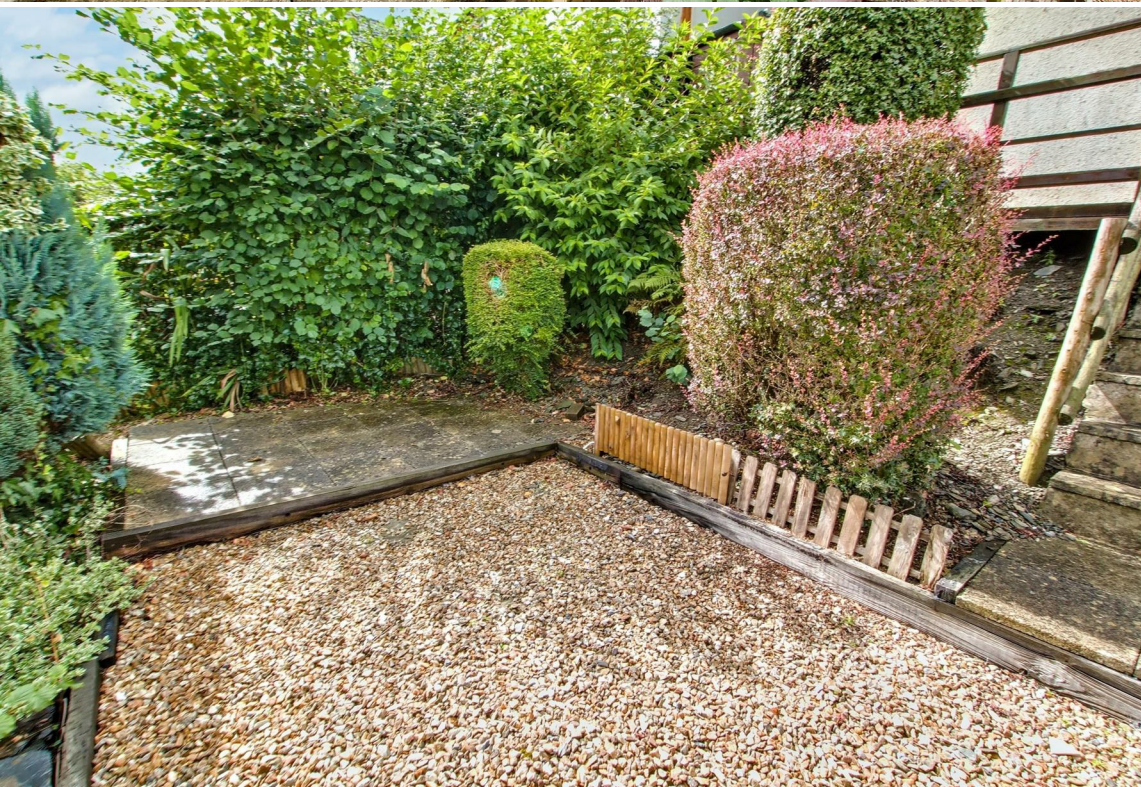




**DIRECTIONS:**

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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#### Energy Efficiency Rating

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

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

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