

CARDIGAN
BAY
PROPERTIES
EST 2021

Ailgynnau, Abercych, Boncath, SA37 0HD

Offers in the region of £550,000

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- Deceptively spacious four-double-bedroom home
- Three en-suite bedrooms plus family bathroom
- Spacious lower-ground-floor living room with wood-burning stove
- Around 0.45 acres of mature gardens and grounds
- Generous parking, extensive terraces and substantial summer house
- Approximately 217.5m² of accommodation
- Two reception rooms and contemporary fitted kitchen
- Former B&B use offering potential for income
- Far-reaching views across the Cych Valley
- Energy Rating: C



About The Property

Looking for a deceptively spacious home with flexible accommodation, around 0.45 acres of established gardens and far-reaching countryside views? This four-double-bedroom property in the rural village of Abercych offers approximately 217.5m² of accommodation arranged over two levels, with three en-suites, two reception rooms, generous parking and a layout that also offers potential for B&B use.

From the front, this individual home has the appearance of a bungalow, but its position on the hillside hides a considerable amount of accommodation below. Extending to approximately 217.5m², the house has been designed to take advantage of its elevated setting, with windows, French doors, terraces and decking positioned towards the rear to make the most of the views across the Cych Valley.

The result is a particularly flexible home. Four double bedrooms are complemented by three en-suites and a family bathroom, while two reception rooms, a good-sized kitchen, utility room and separate laundry room provide plenty of practical living space. The previous owners ran part of the property as a B&B in the early 2000s, and we understand it remains registered for this use, creating an interesting option for anyone looking to combine a home with an income opportunity.

The property is approached from the B4332 via a partially shared driveway, which leads through the property's own gateway onto a broad gravelled parking area. There is plenty of space for several cars as well as room for larger vehicles such as a motorhome, campervan or touring caravan.

A paved pathway and ramp provide access to the front door, opening into a wide entrance hall. One of the first things to catch the eye is the full-height picture window overlooking the garden and surrounding countryside. The staircase to the lower level has a glass balustrade and security gate, alongside an attractive stained-glass Red Kite window, while there is also access to the attic.

Details continued:
Off the hall is a WC with wash hand basin and a useful utility room, fitted with wall and base units, sink and drainer and plumbing for a washing machine. An external door gives access to the side of the house and gardens.

The kitchen is a particularly good-sized room and has a smart, contemporary finish, with an extensive range of fitted wall and base units providing plenty of storage and preparation space. A central island adds further worktop and storage space, while there is also a breakfast bar, built-in eye-level oven and grill, sink and drainer, an integral dishwasher and room for a freestanding fridge/freezer. Windows to two sides bring in plenty of natural light and provide views across the gardens.

Alongside the kitchen is the dining room, which is currently arranged to provide both dining and additional sitting space. A full-height picture window frames the countryside beyond, while glazed doors open outside, giving this room a particularly strong connection with the gardens and outdoor seating areas.

A step from the main hall leads to the bedroom wing on this level, where there are three double bedrooms and the family bathroom. The bedrooms retain their original slate nameplates from the property's B&B days – Dinas, Carningli and Preseli – a small reminder of its former use.

Dinas is currently used as a generous home office/craft room, illustrating the flexibility of the accommodation. When operated as a B&B, this room made use of the nearby family bathroom, so it could readily return to bedroom use if required.

Carningli is a comfortable double bedroom with its own en-suite shower room, while Preseli is another double bedroom with an airing cupboard housing the hot water cylinder and immersion heater and its own en-suite shower room. Both en-suites are fitted with a WC and vanity wash hand basin.

The family bathroom completes this part of the house and is fitted with a bath and shower over together with a WC and vanity wash hand basin. The bathrooms and en-suites are also fitted with shaving sockets.

The staircase from the main entrance hall leads down to the lower ground floor, and it is here that the

property's deceptive proportions become particularly apparent.

At the foot of the stairs is a spacious living room, a comfortable family room with engineered wood flooring and a wood-burning stove providing a natural focal point. There is extensive fitted shelving and storage around the staircase. French doors open directly onto the rear terrace, bringing the garden and countryside views into the room and providing easy access outside.

Double doors connect the living room with the principal bedroom, which is exceptionally generous in its proportions. There is ample space for bedroom furniture alongside three fitted wardrobes and a fitted dressing table, while French doors open directly onto the rear terrace and gardens.

The principal bedroom has its own good-sized en-suite bathroom, fitted with a bath, separate double shower, WC and vanity wash hand basin. A further door connects the en-suite with the laundry room, creating a useful flow through this lower level.

The laundry room itself provides considerably more than the usual utility space, with extensive fitted cupboards, plumbing and space for laundry appliances and room for drying and storage. The oil-fired central heating boiler is housed here and an external door provides another route directly into the gardens.

Outside, the grounds are one of the defining features of the property. Extending to approximately 0.45 acres, the garden wraps around the house before dropping down the hillside, with the changing levels creating a series of individual areas rather than one single garden.

Immediately outside the lower-ground-floor living room and principal bedroom is a broad decked terrace. With the house behind and the Cych Valley stretching away in front, this is an excellent outdoor seating and dining area and one of the best positions from which to appreciate the setting.

Higher up, another substantial decked terrace sits alongside the house and again enjoys a far-reaching outlook across the surrounding countryside. Together, the different terraces provide a choice of places to sit throughout the day and make good use of the property's elevated position.

Paths and steps weave through the more established areas of garden, passing mature shrubs, herbaceous planting, specimen trees and substantial rockeries, while several patios and seating areas have been created at different levels.

The lower garden opens into a broader lawned area, interspersed with fruit trees and surrounded by mature planting and hedging. A 12ft x 8ft greenhouse provides space for growing, with further fruit trees nearby, while the variety of established planting should particularly appeal to anyone with an interest in gardening.

To the side of the property is a substantial timber summer house with power and lighting. Currently providing useful additional space, it could suit a variety of purposes, perhaps as a workshop, hobby room or, with some further work, a home office. An adjoining timber store and separate shed provide further practical storage.

The paths eventually loop back around the garden, passing the oil tank before returning towards the front of the house. The combination of lawns, mature borders, productive areas, rockeries and terraces gives the grounds plenty of variety, while established perimeter hedging provides valuable cover for local birdlife.

Abercych is a small rural village set along the Cych Valley, with the River Cych running below the village before joining the River Teifi. Its position close to the meeting point of Pembrokeshire, Ceredigion and Carmarthenshire makes it particularly convenient for exploring this part of West Wales. There are two pubs within the village, including The Nags Head, while nearby Cenarth is well known for Cenarth Falls on the River Teifi. Newcastle Emlyn and Cardigan provide a wider range of shops and everyday services, with Newcastle Emlyn retaining a good mix of independent retail, food and drink businesses and other amenities. The Cardigan Bay coastline and its sandy beaches are also within easy driving distance.

For a property which appears relatively modest from the front, the amount of space behind the front door is quite unexpected. The four double bedrooms, three en-suites and multiple reception and utility spaces make this a very capable family home, while the former B&B use adds another option for those considering an income alongside their home. Combined with around 0.45 acres of established gardens, generous parking and those far-reaching Cych Valley views, it is a property with a great deal more to offer than first impressions suggest.

Entrance Hall
7'6" x 12'2" (max)

WC
5'4" x 4'0"

Utility Room
11'6" x 7'11" max

Kitchen
13'5" x 15'8"

Dining Room/Sitting Room
13'5" x 15'7"

Inner Hallway/Landing
16'9" x3'4"

Bedroom 1/Home Office
12'5" x 10'9"









Bedroom 2
12'4" x 11'5" max

En-Suite
5'9" x 5'3"

Bedroom 3
11'0" x 13'2"

En-Suite
4'8" x 7'11"

Bathroom
5'10" x 8'11"

Lower Ground Floor

Living Room
21'3" x 13'5"

Master Bedroom
21'4" x 13'7"

En-Suite
7'1" x 12'3"

Laundry/Boiler Room
12'2" x 11'11"

Sun House/Workshop Room 1
7'6" x 12'5"

Sun House/Workshop Room 2
7'6" x 12'7"

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

COUNCIL TAX BAND: F - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Timber Framed
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains & Solar panels (they do not feed back to the grid, so there is no feed in tariff available, the excess is stored in batteries for own use, the batteries and invertor are housed in the attic space above the bedrooms.
WATER SUPPLY: Mains
HEATING: Oil central heating and a Wood Burning Stove in the lounge
BROADBAND: Connected Standard ***- up to 907 Mbps Download, up to 97 Mbps upload *** FTTP. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to 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)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS/COVENANTS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there is a shared driveway off the road to their driveway
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 : Shared driveway off the road, own driveway inside property grounds. Property has sloping gardens, with steps down to the lower level. The property has partial change of use to a B&B but has not been used as a B&B since 2007

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.

TR/TR/08/26/OK/TR














Caernarfon








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HOME





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 around the sharp left-hand bend, carry on going up the hill, passing the village hall, and you will see a red sign for Ailgynnau on your left. Turn left down this private drive and Ailgynnau is the second on the left (straight ahead of you) denoted by our for-sale board. What3Words: ///tightrope.extreme.guardian - to the top of the driveway









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	76	
(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 Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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