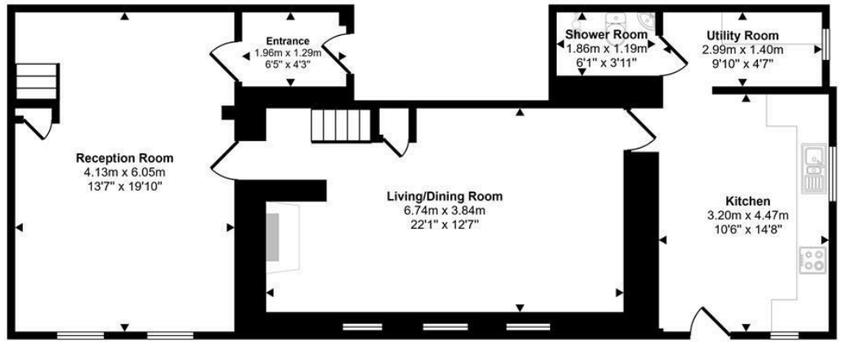
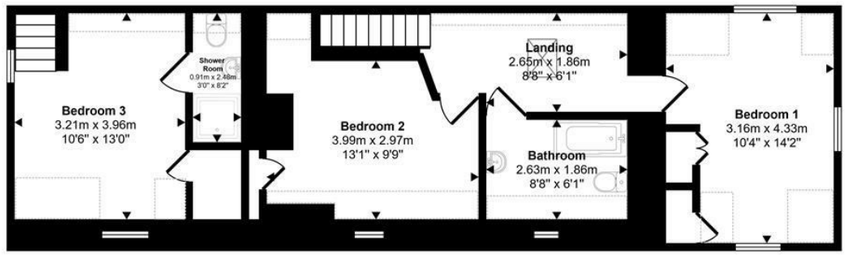
Approx Gross Internal Area
152 sq m / 1635 sq ft



Ground Floor
Approx 85 sq m / 911 sq ft



First Floor
Approx 67 sq m / 724 sq ft

Denotes head height below 1.5m

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 'D' Pembrokeshire
DRAINAGE: We are advised that this property is served by private drainage

ref: LW/AMS/12/24/OK

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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,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk



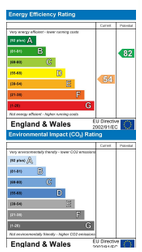






Glanteifi, Abercych, Abercych, Boncath, Pembrokeshire, SA37 0EU

- Detached Character Cottage
- Lovely Views of the River Teifi
- Set within Approx 1.43 Grounds / Woodland
- No Onward Chain
- Solar Panels on FIT & Electric Heating
- Three Bedrooms & Three Bathrooms
- Approx 1,000m Fishing Rights
- Off-Road Parking & Garage
- No Close Neighbours
- EPC Rating: E



Price £400,000

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The Property Ombudsman

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EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile













Situated in rural North Pembrokeshire with elevated views over the majestic River Teifi, this beautiful character three-bedroom cottage benefits from three bathrooms, two reception rooms and sits within approximately 1.43 acres of grounds and woodland (*Further land available by separate negotiation). The original part of the house dates back to 1854 with two later-built extensions either side, tastefully designed in the same style as the main house. This property is a cosy retreat, surrounded by nature and with the included benefit of approximately 1,000 meters of fishing rights it certainly offers country living at its very best!

Your enter the house via the front door at the right hand side extension stepping straight into the kitchen which has matching wall and base units, a tiled floor and electric oven and hob. To the rear is the handy utility room housing white goods and a worktop with storage cupboards, from here is a wet-room accessed via a door.

The living and dining area is found within the original house, access can be from both extensions - this room has three windows overlooking the front inviting natural light in. This is a warm and inviting room with plenty of space for entertaining and a place to warm up in front of the hearty log burner. Up the stairs from here there are two double bedrooms and the family bathroom. The third bedroom is accessed via the second reception room and second stairs, making it perfect for guests visiting as this bedroom has its' own ensuite shower-room.

There are traditional features found throughout, inglenook hearths with their original beams, solid wood doors with cast iron hardware and pretty multi-pane double-glazed windows allowing extended views of the glittering river, fields and wooded valley below.

Externally, the grounds and woodland are mainly to the rear and side of the house, with a narrow wooded section running alongside the road, the whole area extends to approximately 1.43 acres in total including the enclosed gravelled parking space to the front, a recently added timber garage and workshop with covered log store, and further parking to the side. Stone steps lead to a decked viewpoint, the perfect place to sit and enjoy the views of the river and the surrounding countryside. The fishing starts at the footbridge upstream of the house and runs downstream for approximately 1,000 metres on the south bank (on the Pembrokeshire side). The main access point is at a small gate opposite the rear drive to the house.

Please note an approx 0.6 acre piece of gently sloping grazing land situated directly opposite the house (with river frontage) is available by separate negotiation - please enquire for further details.

Viewing highly recommended to fully appreciate what this country home has to offer!

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 and has its own microbrewery. There are many woodland and river walks from the village which take you through some beautiful scenery. 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, supermarkets, restaurants and coffee shops, banks, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops.



DIRECTIONS

Head out of Cardigan at the roundabout continue straight onto the A484 until you reach Llechryd Bridge, turn right over the bridge and take the immediate left turn - follow this road and shortly after Manordeifi Old Church (which will be on your left) you will reach a hair pin bend, carefully bear left continuing on this road for another 1.6 miles and the house will be on your right hand side. What 3 Words Reference - ///wool.madder.width

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