



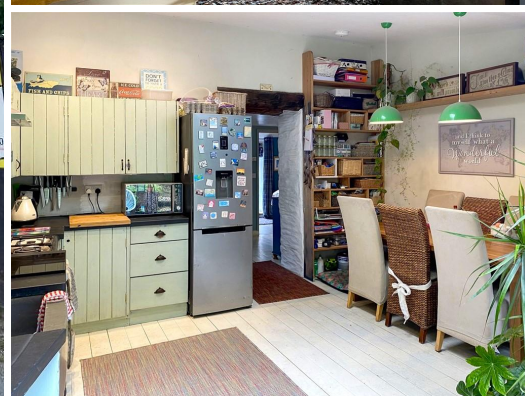
## The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

Newcastle Emlyn ✉ info@thesmallholdingcentre.co.uk  
SA38 9AS

3 Bed Terraced

£241,500



## Awelfa, Porth Street , Abercych, Boncath, SA37 0EY

This is a pretty, character three bed cottage which benefits from countryside views together with a useful detached timber cabin in the grounds, located within the popular village of Abercych. Accommodation briefly comprises: Entrance hall, two bedrooms, bathroom and store room and on the first floor a good sized lounge, third bedroom and kitchen/diner with bi-fold doors to rear garden. To the front of the property there is off-street parking for one vehicle and to the rear, a good sized terraced garden which is accessed via steps up from the property with chicken run, pond, greenhouse and treehouse. There is also a detached self contained timber cabin in the garden which could be used for a variety of purposes such as providing useful overflow accommodation or hobby room. Abercych itself has 2 public houses and there are many woodland/river walks close by so ideal for dog owners. The larger market town of Newcastle Emlyn is just 5 miles away and the coastal town of Cardigan just 6 miles away.

## Key Features

3 Bed Character Cottage

Detached Timber Cabin

Terraced Garden With Views

Off-Street Parking

Oil-fired Central Heating

Popular Village Location

Nearby Woodland/River Walks

Energy Rating: G



## Ground Floor

**Accommodation** - Entrance via timber door into:

**Hallway** - 29' 0" x 3' 10" (8.84m x 1.19m) max

With doors off to two bedrooms and bathroom, staircase to 1st floor, UPVC glazed door into storage room, UPVC glazed door to rear, cloaks hanging space, built-in utility cupboards, space and plumbing for washing machine and tumble dryer, tiled flooring.

**Bedroom 1** - 7' 7" x 13' 5" (2.32m x 4.1m) With UPVC double-glazed window to front, exposed wooden flooring, under-floor heating, built-in shelving.

**Bedroom 2** - 11' 5" x 8' 2" (3.5m x 2.5m) With large UPVC double-glazed window to the front, exposed wooden flooring, built-in under-stairs storage cupboard.

**Storage Room** - 6' 11" x 8' 11" (2.12m x 2.72m) With concrete floor, tin roof, houses the oil-fired boiler serving the central heating.

**Bathroom** - 6' 5" x 10' 4" (1.98m x 3.17m) With low level flush WC, wash hand basin, heated chrome towel rail, panelled bath, walk-in shower with electric shower fitted, built-in storage, tiled flooring.

## First Floor

**First Floor** - Accessed via staircase in hallway and giving access to:

**Lounge** - 13' 8" x 12' 8" (4.18m x 3.87m) With UPVC double-glazed window to front, multi-fuel stove, access to loft space, radiator, painted wooden floorboards, opening through to kitchen / diner, door into:

**Bedroom 3** - 10' 4" x 5' 10" (3.17m x 1.8m) With UPVC double-glazed window to front, vaulted ceiling, radiator, painted wooden floorboards.

**Kitchen / Diner** - 14' 1" x 11' 3" (4.31m x 3.45m) With UPVC double-glazed window to rear, bi-fold doors to rear garden, a range of wall and base units with work surfaces and shelving, stainless steel sink, dual-fuel cooker with chrome extractor fan over, fridge / freezer, "Montpellier" dishwasher, Velux window, radiator, painted wooden floorboards.

## Exterior

**Externally** - This property is approached via the village road with off-street parking space to the front and slate steps to the front door. To the rear, the garden is tiered with a decked seating area, greenhouse, pond, treehouse, and a very useful timber cabin which could be used for a variety of purposes including for over-flow accommodation if required. There are lovely views over the Cych Valley from the terraced garden. We are advised that an historic "coal run" runs along the back of the property.

**Timber Cabin** - 19' 4" x 7' 8" (5.91m x 2.35m) A useful space for overflow accommodation with windows to front, door out to decked area with outdoor kitchen, electricity connected. There is also a shower room (2.41m x 0.96m) with window to front, low level flush WC, wash hand basin and electric shower.

**General Information** - Viewings: Strictly by appointment with the



Timber Cabin With Outside Kitchen!



Views From Garden



Bedroom 1



Bedroom 2

agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, oil-fired central heating.

Council Tax: Band C, Pembrokeshire County Council.

Please note: We are advised that an historic "coal run" runs along the rear of the property.

Also there have been improvements made to the property since the energy rating was carried out in 2016. Briefly as follows:

New boiler

New oil tank

Loft insulation

Front walls tanked

Under-floor heating & floor insulation

New radiators

**Directions** - From Newcastle Emlyn, take the A484 towards Cardigan. When you reach Cenarth, turn left onto the B4332 towards Boncath. When you reach Abercych, go over the bridge and take the first right hand turning (on the bend) signposted Llechryd/Cilgerran. Follow this road for approx. 500m and 2 Porth Street is on your left hand side, denoted by our For Sale board.

What3Words: ///cloth.narrating.camper



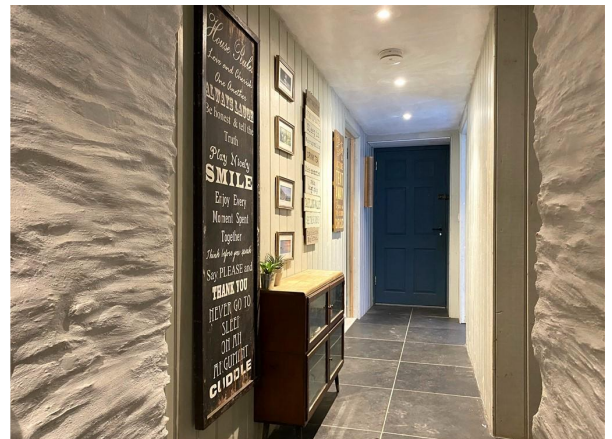
Bedroom 2 - Another View



Bathroom



Bathroom - Another View



Hallway





Stairs to First Floor



Hallway



Lounge - Another View



Bedroom 3



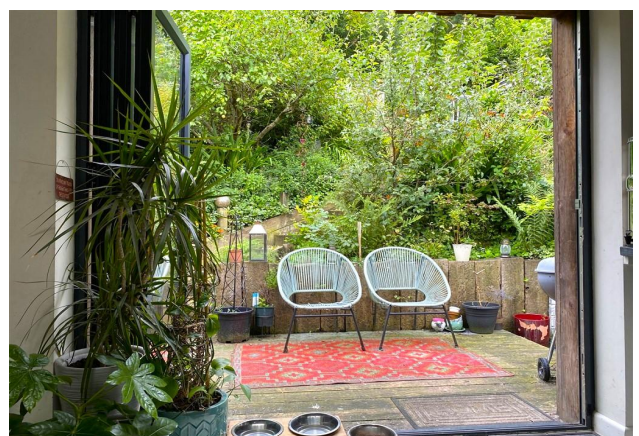
Lounge - Another View



Lounge - Another View

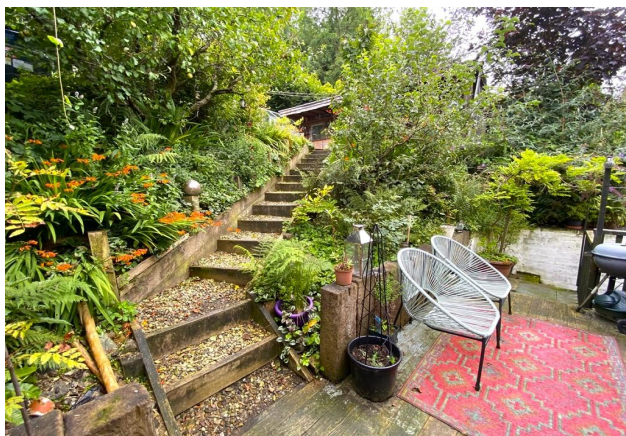


Kitchen / Diner



Bi-fold Doors To Outside Decking Area





Steps Up To Cabin And Garden



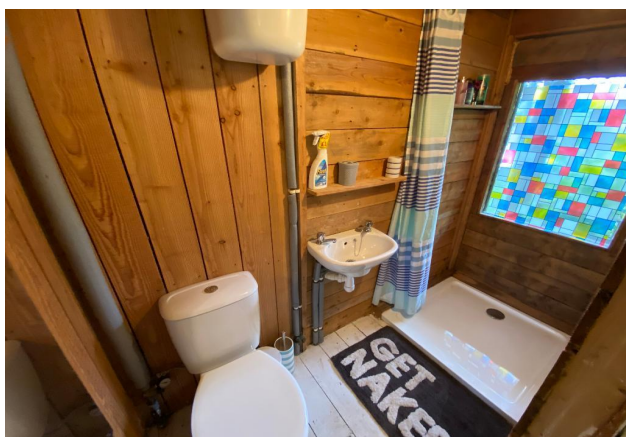
Cabin Outdoor Kitchen



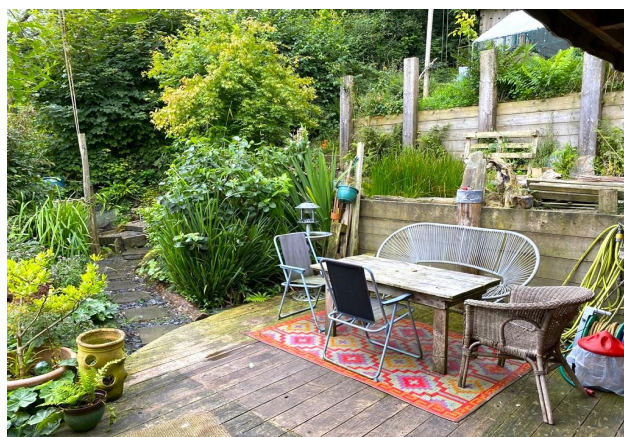
Inside Cabin



Inside Cabin



Cabin Shower Room



Decked Sitting Area Outside Cabin



Pond & Greenhouse



Chicken Run



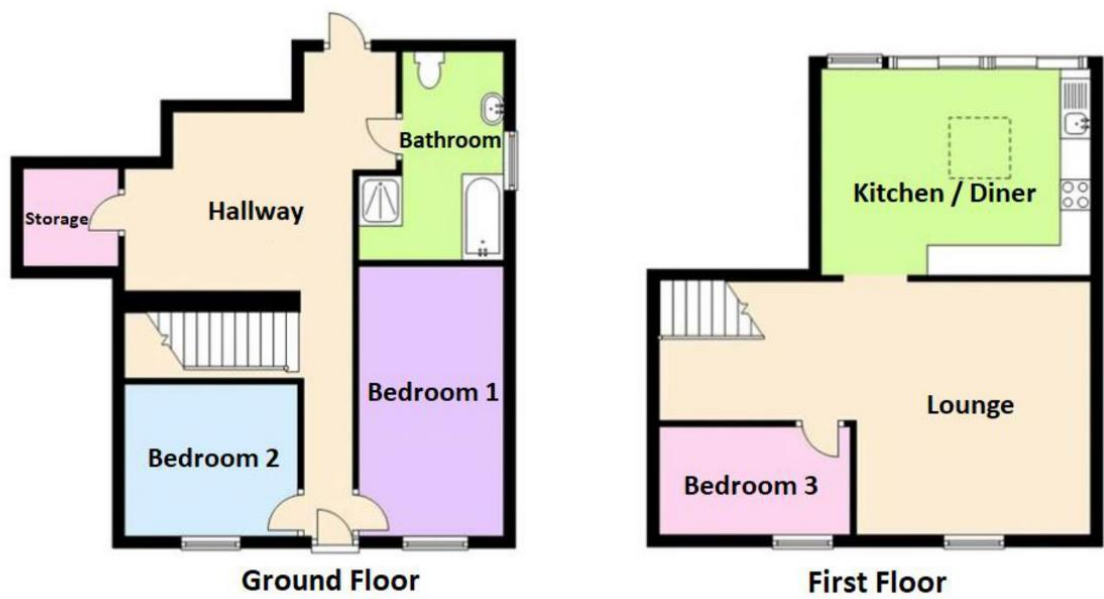


Garden Area



Treehouse!

# Floorplans



# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93  A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	20  G	