

A well positioned and delightful 3 bedroomed detached bungalow with Valley Views. Abercych, Pembrokeshire



Cwmteg, Abercych, Boncath, Pembrokeshire. SA37 0EX.

£199,950

REF: R/4988/LD

*** A well positioned split level detached bungalow *** 3 bedroomed accommodation *** Far reaching views over the Cych Valley *** Walk-in pantry *** Modern 3 piece bathroom suite *** Picture window to enjoy the Valley views *** Mains electricity and mains water, LPG gas central heating

*** Patio area *** Attractive garden area *** Mature shrubs and flower beds *** Ample parking area

*** Peaceful Village location *** Short distance to amenities *** 6 miles to the Cardigan Bay *** 5 miles to the Market Town of Newcastle Emlyn



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LOCATION

Abercych is a Village in the Community of Manordeifi, Pembrokeshire, located 1/3rd of a mile from the tripoint of the Counties of Pembrokeshire, Carmarthenshire and Ceredigion. The rural Village has two Public Houses and a Village Hall. The Cardigan Bay is located 6 miles with all amenities.

GENERAL DESCRIPTION

Cwmteg is a spacious 3 bedroomed detached bungalow located in the Village of Abercych with fantastic views over the Cych Valley. The property is spread over two floors providing a living room, Family bathroom and 3 bedrooms.

Externally the property offers ample parking and a patio area to enjoy the views with an attractive terraced garden to the rear with mature shrubs and flower beds.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

PORCH

Accessed via a front glazed door, tiled flooring.

ENTRANCE HALL

With laminate flooring, cloakroom, stairs leading to the first floor accommodation.

KITCHEN

14' 2" x 10' 8" (4.32m x 3.25m). With a range of fitted wall and base units with work surface over, single drainer sink with mixer tap, split level double electric oven, 5 ring gas hob with extractor fan over, plumbing in place for washing machine and dishwasher, tiled flooring, radiator.



WALK-IN PANTRY

With tiled flooring, shelving and Valiant boiler.

CLOAKROOM

With w.c., wash hand basin, tiled flooring.

SIDE ENTRANCE

With glazed side entrance door, tiled flooring.

BEDROOM 1

11' 9" x 11' 8" (3.58m x 3.56m). With radiator.



BEDROOM 2

8' 9" x 7' 3" (2.67m x 2.21m). With built-in cupboards, radiator.



BEDROOM 3

12' 0" x 9' 7" (3.66m x 2.92m). With built- in cupboard, radiator.



LIVING ROOM

19' 7" x 12' 9" (5.97m x 3.89m). Having an open fireplace with half tiled aspect, picture window with fantastic views over the Cych Valley, 7'4" patio door leading to the patio area and garden, radiator.



BATHROOM

Having a 3 piece suite comprising of a panelled bath and attached shower, pedestal wash hand basin, low level flush w.c., airing cupboard with radiator.



LIVING ROOM (SECOND IMAGE)



EXTERNALLY

TERRACED GARDEN

With steps leading up to the garden area with mature shrubs and flower beds.



GARDEN (SECOND IMAGE)



PATIO AREA

Providing a seating area to enjoy the far reaching views.

FRONT OF PROPERTY



FRONT OF PROPERTY (SECOND IMAGE)



REAR OF PROPERTY



PHOTOGRAPHS

Please note the photographs were taken in Spring 2022. New external photographs will be taken in the coming weeks.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Pembrokeshire County Council. Council Tax Band for the property - 'E'.

MONEY LAUNDERING REGULATIONS

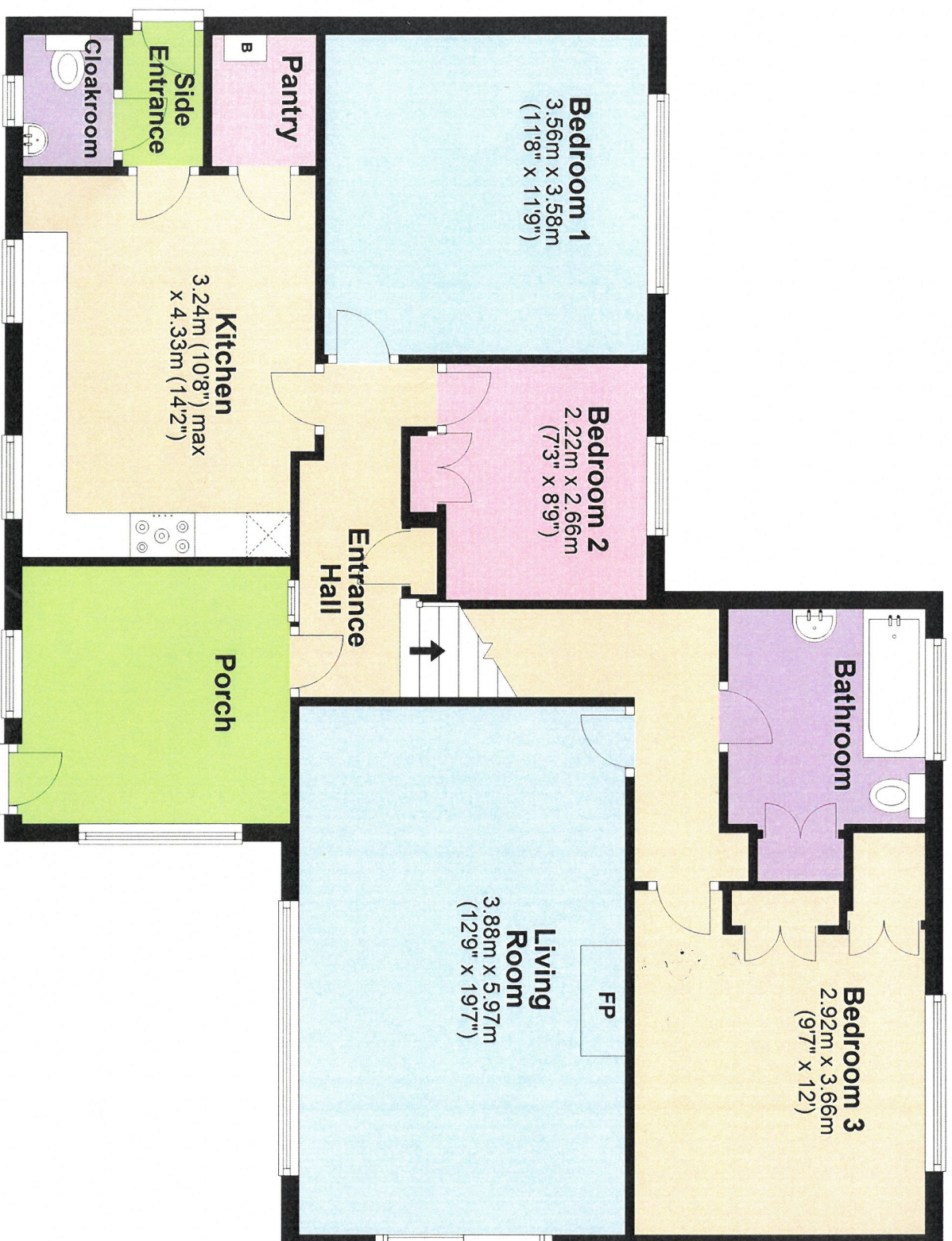
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Ground Floor

Approx. 105.7 sq. metres (1137.7 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: Double Glazing. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (32)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

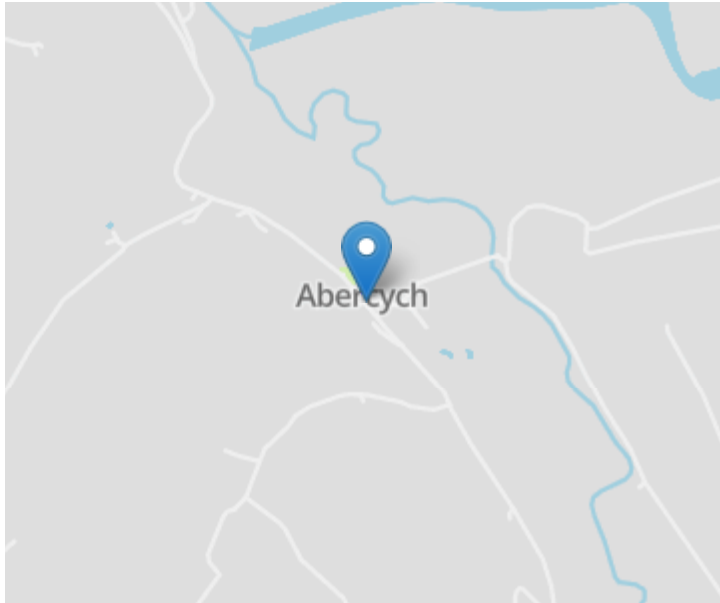
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

From Newcastle Emlyn head out on the A484 road to Cenarth. Continue through Cenarth taking the left hand turning before the bridge. As you continue into Abercych head over the bridge towards the Nags Head Public House. Continue up the hill taking the right hand turning. Continue down the road for 1.5 miles and the property will be located on the left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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