



Hen Penlancych , Boncath, SA37 0EX

£350,000

An improvable smallholding of around 2.36 acres, situated in an elevated position with commanding, far reaching views Northward across the Teifi Valley and the farmland below. The accommodation would benefit from improvement and updating and briefly comprises: Boot Room, Hall, W.C., Kitchen, Spacious Living Room, Four Bedrooms and a Bathroom. There is an attached Barn which may provide scope for further development, subject to consent.

Situation

Abercych is a small rural village in North Pembrokeshire, approx. 5 miles from nearby Cardigan Town. The property overlooks the confluence of the Afon Cych & Afon Teifi.
OS Grid Ref: SN 245 408
The property is accessed via a minor council road and thereafter a private concrete surfaced lane.

Side door to:-

Boot Room



Tiled floor.

Kitchen



Having a range of wall and base units with worktop surface, stainless steel sink unit, void and plumbing for washing dishwasher, eye level double oven, LPG hob with extractor fan, window to the fore. Radiator.

Storage

Living Room



Open beam ceiling, 3 radiators. Patio door to rear.

First Floor

Landing



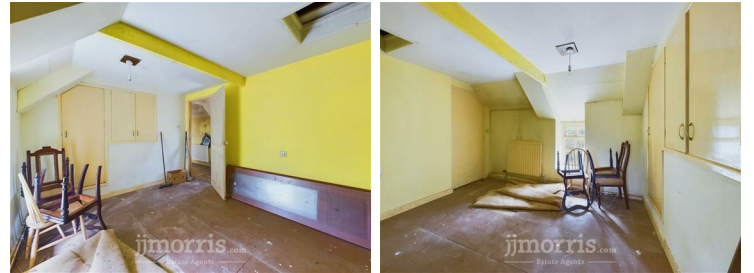
Windows to the front, Radiator.

Bedroom One



Three windows, 2 radiators.

Bedroom Two



Window, radiator, built in cupboards.

Bedroom Three



Window, radiator, built in cupboards.

Bedroom Four



Window.

Family Bathroom



Panel bath, wash hand basin, low level toilet, enclosed shower tray, radiator, window.

Adjoining Building



The Land



The property stands in approx. 2.32 acres of grounds including overgrown garden areas and small paddock.

Outbuildings

There is a small stone outbuilding and small brick cattle housing to the front of the property.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: Band F

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Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard - 0.4mbps upload and 2mbps download,

Superfast - 11mbps upload and 59mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

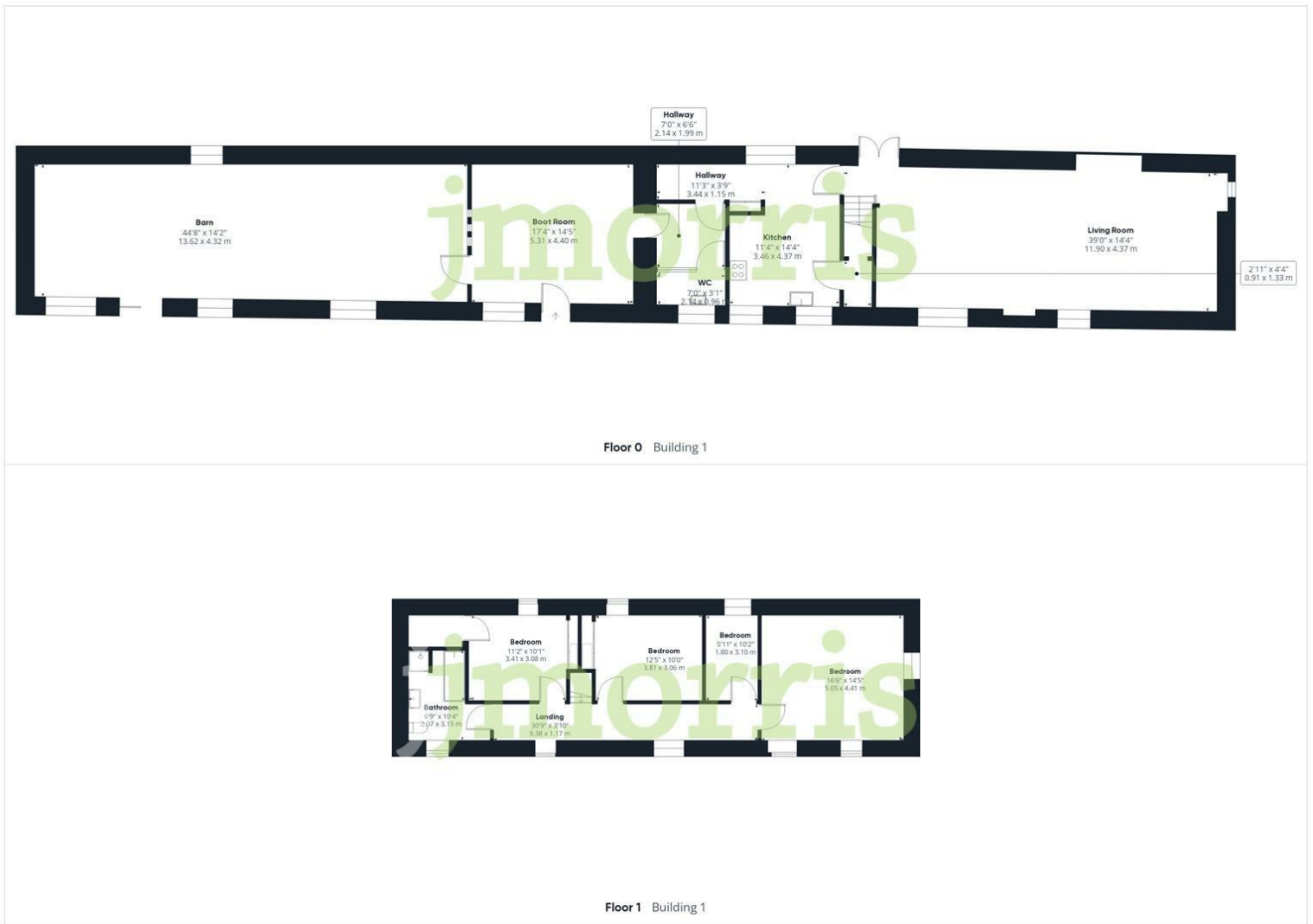
Three Voice - No & Data - No

O2 Voice - Yes & Data - No

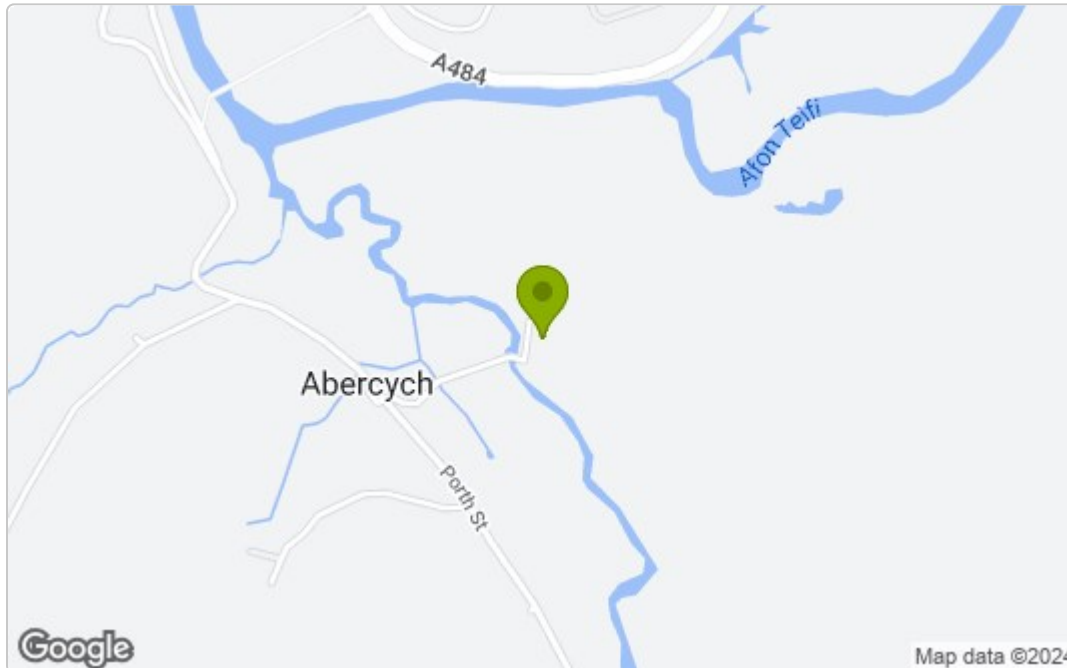
Vodafone. Voice - No & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

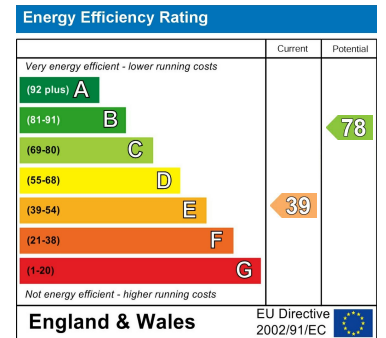
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.