



## The Smallholding Centre

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## 2 Bed Detached House

# £299,950



## Dugod Isaf Cottage, Lancych Boncath, SA37 0LN

Dugod Isaf Cottage is an attractive little property with generous sized gardens and beautiful views of the surrounding countryside situated a short distance from both Abercych and Bwlchgyroes villages and the very popular Nags Head Public House/Restaurant is conveniently a short drive away. In the Cottage there is a downstairs bathroom, lounge / diner, kitchen, on the first floor there are two bedrooms. Externally there is off street parking to the front with predominantly lawned gardens to the sides and rear with mature flowers and shrubs. Far reaching views are enjoyed from the rear gardens. Lots of further potential with Dugod Isaf Cottage which could include extending to the rear (subject to any consents required)

## Key Features

Really Pretty 2 Bed Cottage

Good Sized Gardens With Views

Character And Individuality

Short Drive To Popular Nags Head Pub

Useful Workshop

Off Street Parking

No Onward Chain

Energy Rating: E



## Ground Floor

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

**Porch** - 5' 9" x 5' 9" (1.77m x 1.77m) With access to loft space, doors off to bathroom and lounge / diner.

**Bathroom** - With frosted double-glazed window to rear, pedestal wash hand basin with tiled splash back, low level flush WC, bath with "Mira" electric shower over, part tiled walls, tiled flooring, radiator, extractor fan.

**Lounge / Diner** - 21' 10" x 10' 8" (6.68m x 3.27m) With two double-glazed windows to front and side, wood-burning stove, radiator.

**Kitchen** - 13' 11" x 9' 4" (4.25m x 2.85m) Into alcove

With double-glazed windows to front and side, a range of wall and base units, stainless steel sink / drainer unit, space and plumbing for washing machine, space for cooker, space for tumble dryer, space for fridge / freezer, Worcester boiler, radiator, part double-glazed timber door out to rear gardens, stairs to first floor.

## First Floor

**First Floor** - Accessed via staircase in kitchen, access to loft space, doors off to bedrooms:

**Bedroom 1** - 13' 1" x 10' 9" (3.99m x 3.29m) With double-glazed window to front, radiator.

**Bedroom 2** - 10' 9" x 8' 5" (3.3m x 2.57m) Into alcove

With double-glazed window to side, access to loft space, radiator.

## Exterior

**Externally** - The whole site amounts to around a half of an acre with beautiful views to the rear overlooking the rolling countryside. There is off street parking to the front of the property for 2-3 cars and a variety of useful outbuildings scattered within the grounds, these include: a small lean-to attached to the rear of the property, a good size corrugated workshop with another small storage shed adjacent, wood store and another corrugated outbuilding.

**General Information** - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, private water (borehole), private drainage (septic tank), oil-fired central heating.

Council Tax: Band C, Pembrokeshire County Council.

**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 turn left in front of the Nags Head Public House. Continue along the river, passing Lancych Mansion on your left and at the next set of crossroads, turn right up the hill. Dugod Isaf is the first property on your left hand-side.



Another Main View



Dugod Isaf



Views From Gardens



Bathroom



What3words: ///weds.begin.mealtime



Lounge / Diner



Lounge / Diner Another View



Kitchen



Kitchen Another View

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92  A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42  E	
21-38	F		
1-20	G		





Bedroom 1



Bedroom 2



Workshop & Rear Of House



Gardens



Gardens & Another Outbuilding



Garden Area



Views Over Countryside



Greenhouse