

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' County Council Pembrokeshire

ref: LW/AMS /09/25\_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

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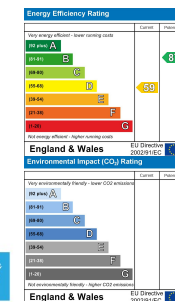


## Velindre House David Street, St. Dogmaels, Cardigan, Pembrokeshire, SA43 3HT

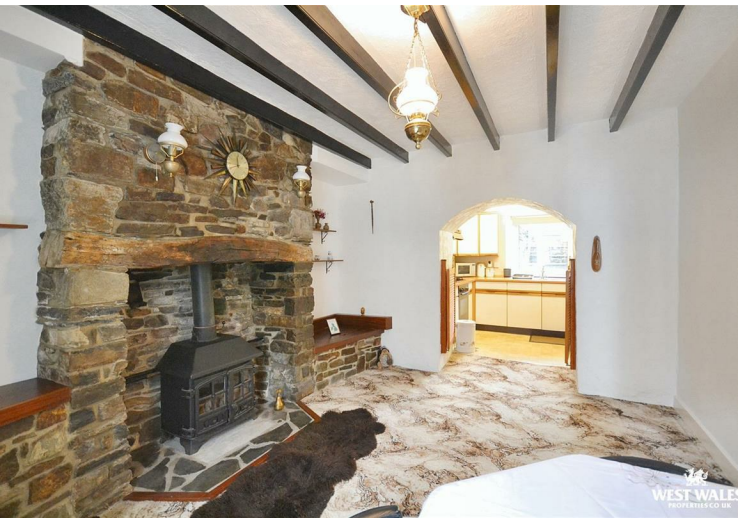
- Semi Detached House
- Two Reception Rooms
- Walking Distance To Amenities
- Garden To Rear
- Gas Central Heating
- Two Double Bedrooms
- Popular Coastal Location
- Useful Outbuildings
- Off Road Parking
- EPC Rating: D

**Offers In The Region Of £240,000**

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Located in the popular coastal village of St. Dogmaels, this delightful property is just a short drive from the beautiful Poppit Sands and the historic town of Cardigan. Offering plenty of potential, with homely character features throughout - it would make an ideal family home or coastal retreat. The property benefits from off-road parking, two double bedrooms, and a garden to the rear.

Upon entering, you are welcomed into the living room, which features a charming fireplace. To the left, you'll find a separate dining room. An open doorway leads through to the kitchen, which is fitted with a range of units and enjoys views over the rear garden. Towards the back of the property, a hallway houses the staircase to the first floor. Beneath the stairs, a door opens into a useful storage room, which also has a window for natural light. Upstairs, there are two double bedrooms—one of which includes built-in wardrobes—along with a family shower room.

Externally, the front of the property offers off-road parking for two vehicles an elevated walkway with cast iron railing. There are steps up from the back door to the garden which is mainly laid to lawn with mature borders and provides access to a utility/store room, a useful shed and a log store - offering plenty of space for tools, bikes, or hobbies.

St Dogmaels is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan. St Dogmaels is steeped in history with the ruins of the 12th century Abbey at its heart. The Abbey offers a great venue in the summer for Shakespearean plays and the village offers many cafes and pubs, local shops, places of worship and a primary school. The nearby sandy beach of Poppit Sands is the start (or end) of the 186 mile long Pembrokeshire Coastal Path. Nearby Cardigan town offers a range of amenities including; a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shop

### DIRECTIONS

From Cardigan, proceed over the old stone bridge by the castle and turn right for St Dogmaels. Enter the village and turn left onto David Street (opposite the Fiat Garage), continue along the road for a short distance and the property is located on your right hand side denoted by our for sale board. What three words -///corrosive.zinc.puzzled



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.