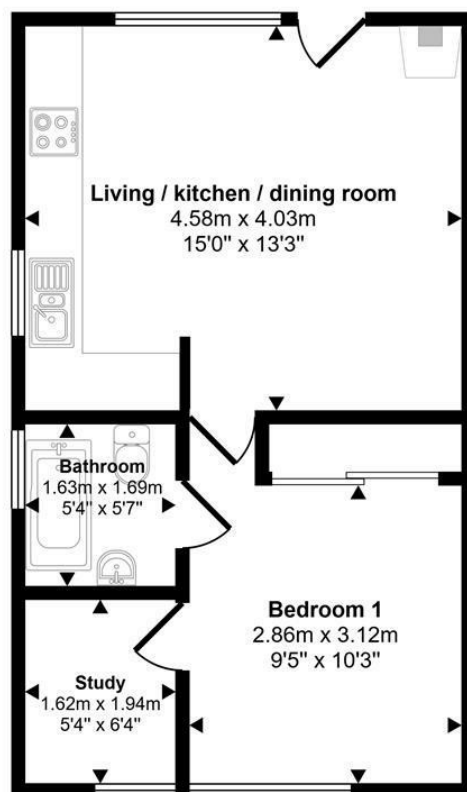


Approx Gross Internal Area
37 sq m / 394 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

VIEWING: By appointment only.

TENURE: We are advised freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX BAND: Band 'B' Pembrokeshire County Council

Ref:LW/AMS/05/25/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

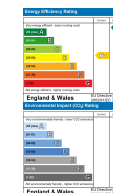


20 Riverhill Cottages, St Dogmaels, Cardigan, Pembrokeshire, SA43 3JX

- Semi-Detached Bungalow
- River Teifi Estuary Views
- Coastal Village Location
- Off-Road Parking
- Mains Gas Central Heating & Wood Burner
- One Bedroom & Study Room
- Open Plan Kitchen / Living Area
- Enclosed Rear Garden
- Just 1.6 Miles to Poppit Beach or Cardigan Town
- EPC Rating: D

Offers Over £135,000

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The Agent that goes the Extra Mile





A beautifully presented semi-detached bungalow set in the sought-after coastal village of St Dogmaels, just a short drive from the stunning Poppit Sands Beach and the Pembrokeshire Coastal Path. Ideally positioned within walking distance of local village amenities and only a brief drive to the historic town of Cardigan, this charming home offers an open-plan kitchen and living area, an enclosed garden, and elevated views over the picturesque River Teifi estuary. Perfect as a first-time purchase, permanent residence, or coastal holiday retreat, this property presents an excellent opportunity to enjoy life by the sea.

Accessed via the rear garden, a covered entrance with steps leads into a bright and welcoming open-plan kitchen, dining, and living area. This inviting space features a glazed door and window that overlook the garden, allowing plenty of natural light to flow in. The modern kitchen is fitted with matching wall and base units, a sink, a gas hob, an electric oven, and an extractor fan. There is ample room for a dining area, while the living space is centred around a charming log-burning stove—creating a warm and cosy focal point for the home.

From the living area, a door leads to a double bedroom featuring a practical built-in double cupboard with shelving, hanging rails, and housing for the boiler. A window provides a pleasant outlook over the front garden. Off the bedroom, doors lead to a part-tiled bathroom complete with a bath, electric shower, and a side-facing window for natural light. Additionally, a second room is accessed directly from the main bedroom—ideal for use as a child's bedroom, home office, or dressing room, offering flexible living space to suit individual needs.



Externally, the property boasts a well-maintained front garden with a neat lawn and vibrant flower borders, while a raised decking area offers the perfect spot to enjoy the picturesque views of the River Teifi estuary. A driveway to the side provides off-road parking for two vehicles and leads to a gated entrance into the enclosed rear garden. This private outdoor space features a patio area ideal for al fresco dining, a lawn with attractive planted borders, a handy storage shed, and a separate bin store—offering both practicality and charm.

St Dogmaels is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan (1.3 miles away). 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, bank, several public houses, leisure centre, restaurants and coffee shops and many local shops.

DIRECTIONS

From Cardigan cross the river using the old bridge and take the first turning right on to the B4546, St Dogmaels Road towards St. Dogmaels. Proceed through St. Dogmaels village and take the right turn on Feidr Fawr, for Poppit. Continue on this road for approximately half a mile and turn left onto River Hill Cottages. Proceed up the hill and it is on the left hand side. What three words - ///sometimes.surprises.seating



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

