

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.

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 'C' Pembrokeshire

Ref: LW/AMS/10/25/draft1

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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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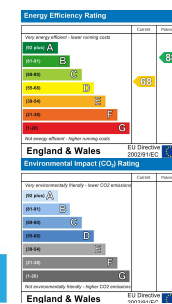


4 Grove Terrace, St Dogmaels, Pembrokeshire, SA43 3ER

- Terraced Property
- Popular Village Location
- Kitchen & Utility Room
- Walking distance to River / Coast
- Gas Central Heating
- Well Presented
- Two Reception Rooms
- Walking distance to Local Amenities
- Courtyard Garden
- EPC Rating; D

Offers Over £180,000

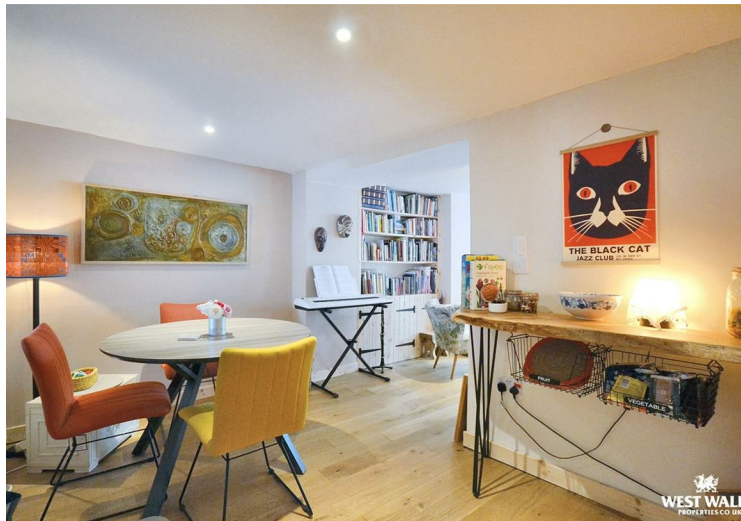
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The Agent that goes the Extra Mile





A well presented terraced property located in the popular coastal village of St Dogmaels. Just 1.7 miles to Poppit Sands beach and 1.5 miles to the market town of Cardigan, this property benefits from a courtyard garden, double glazed windows and gas central heating.

The property has been renovated by the current owners and briefly comprises; on the ground floor a lounge with feature fireplace with a log burning stove, and built in cupboards at either side. From here there is access into the dining room, where there is an opening overlooking the kitchen. This allows natural light to flood through the property. Within the kitchen there are freestanding worktops, with a butlers sink and view overlooking the rear of the property. The current owners have added a rear porch, allowing space for a washing machine and tumble dryer, and gives access to the rear courtyard.

The staircase from the living room leads to the first floor, there is a lovely and bright room currently utilised as a bedroom with space for a queen sized bed, with built in storage cupboards and a walk in wardrobe. This room is open plan to the landing with no doors. There is a further single bedroom to the rear with an exposed chimney stack, recently added wooden cupboards for storage and distant views overlooking the River Teifi. There is a shower room with a walk-in shower, wash basin and W/C.

Externally, to the rear of the property there is a courtyard garden, with a planter and a shed and plenty of space for potted plants. There is a gravelled seating area offering the perfect spot to sit and enjoy a morning coffee.

This property is full of charm and would make an ideal first time buy, family home or investment opportunity!



St Dogmaels is steeped in history with the ruins of the 12th century Abbey at its heart. The village has a village shop, post office, pub, visitor centre with cafe, an award winning local producers market, places of worship and a primary school. The Abbey ruins provide a magnificent backdrop for the annual Shakespeare plays. Nearby Cardigan town offers a range of amenities including; Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, 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, onto the B4546 St Dogmaels Road. Proceed through the village high street and follow the B4546 towards Poppit Sands and the property will be located on your right hand side. It is the lemon coloured mid terraced property. What three words [///custodian.suave.warms](http://custodian.suave.warms)

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