

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.

**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 'B' Pembrokeshire

ref: LW/AMS/01/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

**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](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915



- Detached Cottage
- Full of Character & Charm
- Traditional Features Throughout
- Garden To Front & Rear
- Electric Heating

- Popular Coastal Location
- Lounge With Wood Burner
- Elevated Estuary Views
- No Onward Chain
- EPC Rating: D

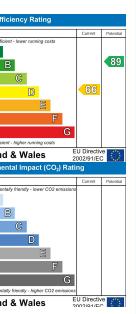
**Offers In The Region Of £180,000**

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**



41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk) TELEPHONE: 01239 615915

**The Agent that goes the Extra Mile**





On the market for the first time in 25 years, we are delighted to present this charming character cottage situated in the popular coastal village of St Dogmaels. The cottage is well presented and has lots of traditional features, with its exposed stone walls, wooden beams and feature fireplace. This would make a great first time buy or holiday home.

The homely accommodation briefly comprises, a living room with a vaulted ceiling and A-frame beams, a feature stone built fireplace, and log burning stove. Within the living room there is space for a dining table. There is a country-style kitchen with fitted base units, and open shelving. Accessed from the living area is a wet room. There are two rooms, one used as a bedroom with built in wardrobes. The second bedroom towards the end of the property is accessed via bedroom one, both with windows overlooking the front garden.

Externally, to the front of the property there is a lawned area, with a path leading to the front door and canopy porch. The rear garden is accessed via steps to the side of the property where there is also a useful wooden shed. The rear is laid mainly to lawn with a summer house and decking area at the top. From here there are wonderful views overlooking St Dogmaels and the estuary. The property also benefits from owned solar panels.

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, 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 St Dogmaels Road. Proceed through the village high street, passing the village shop, and turn left, continuing straight up the hill signposted to Moylgove/Treyyddel. Continue up the road, and follow the hair pin bend to the right on to Pn Y Rhiw and continue until you see a left hand turn not suitable for large vehicles. Park here on the left just after the junction. You will then need to walk from the end of the road, passed Delfryn and up to Hirwaun. (As seen on our virtual tour) What Three Words to parking area - ///drilled.trail.bearable What Three Words to property - ///chitchat.asks.gifts



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