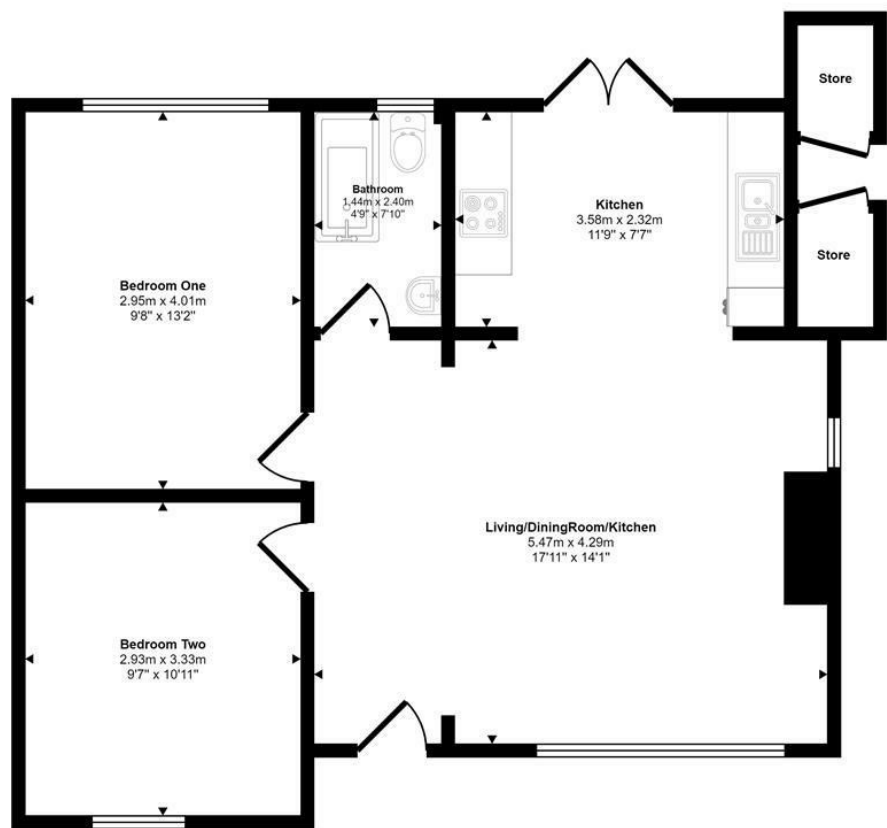


Approx Gross Internal Area  
61 sq m / 661 sq ft



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.

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 County Council

AGENTS NOTE: this property is restricted to a local covenant which states you must lived or worked in the old county of Dyfed within the last 3 years.

ref: LW/AMS/08/26/OK

ref: LW/AMS/04/24/OK

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

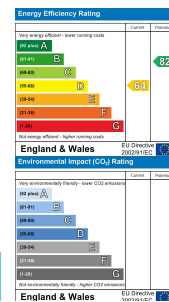


## 9 Maes Y Dre, St Dogmaels, Cardigan, Pembrokeshire, SA43 3LD

- Semi-Detached Bungalow
- Two Bedrooms
- Garden to Rear with Orchard & Raised Beds
- Modern Accommodation
- Oil Heating, Double Glazing
- Local Restrictive Covenant
- Wonderful River Views
- Approx. 1.6 Miles To Poppit Sands
- Open Plan Living Space
- EPC Rating: D

**Offers In The Region Of £225,000**

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**The Agent that goes the Extra Mile**





A well-presented two-bedroom semi-detached bungalow situated in the popular coastal village of St Dogmaels, approximately 1.8 miles from the beautiful Poppit Sands. The property benefits from an attractive rear garden and wonderful river views, this would make an ideal first-time purchase, or retirement property.

The accommodation briefly comprises an open-plan living, dining and kitchen area, featuring attractive wooden flooring. The modern kitchen is fitted with a range of units and benefits from double doors opening directly onto the decking area and rear garden — an ideal spot to enjoy a morning coffee and the views. There are two double bedrooms, one overlooking the front garden and the other enjoying lovely river views, together with a bathroom.

Outside, the property continues to impress. The front garden is laid mainly to lawn, with a flower bed border and areas of low-maintenance chippings, creating an attractive approach to the property. To the side are two useful storage sheds.

The rear garden can be accessed either from the side of the property or directly from the kitchen. The garden is arranged over a few levels, and features terraced flower beds with a central flight of steps leading down to a patio seating area. Beyond the patio, there is an orchard, planted with cherry, pear and various apple trees, together with a selection of shrubs. Please note: a local restrictive covenant applies to this property.

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 a visitor centre with cafe, a weekly local producers market, pubs, post office, shops, places of worship and a primary school. The start of the 186 mile long Pembrokeshire Coastal Path is approximately 330yds away at the slipway and pontoon. 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, leisure centre, restaurants and coffee shops and many local shops.

## DIRECTIONS

From Cardigan, proceed over the old stone bridge by the castle and turn right for St Dogmaels. Proceed through St Dogmaels, turn right into Pilot St after passing the shop, continue along this road for approx. 0.4 Miles you will see the left turn for Pentre Langwm, continue up this road a short distance and you will see the road forks take the right turning and the property is situated at the end of the no through road on the right just past the turning bay. What 3 Words Reference = ///ended.subplot.level



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