

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 'E' Pembrokeshire County council

DRAINAGE: Please note we are advised that this property is served by private drainage.

ref:LG/AMS/07/23/OK

FACEBOOK & TWITTER

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<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.

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

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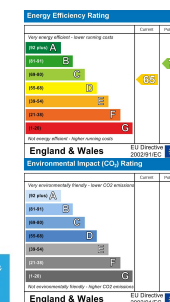


Min yr Afon St. Dogmaels Road, Cardigan, SA43 3AX

- Detached Bungalow
- Walking Distance To Cardigan & St Dogmaels
- Two Bathrooms
- Gardens To Front & Rear
- Gas Central Heating
- Wonderful River Views
- Three Bedrooms
- Access To River Teifi
- Off Road Parking
- EPC Rating: D

Offers Over £380,000

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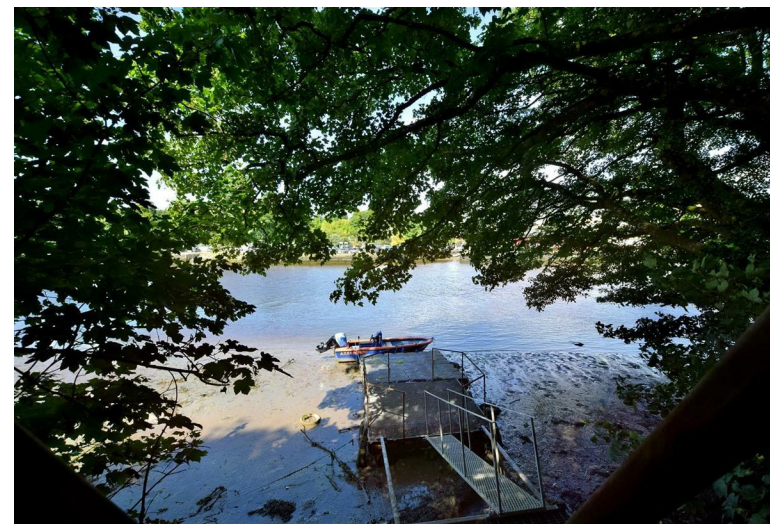


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The Agent that goes the Extra Mile





RIVERSIDE LOCATION! A wonderful opportunity to purchase a detached bungalow situated on the outskirts of Cardigan, within walking distance to the market town and the coastal village of St Dogmaels. The property benefits from off road parking, wonderful gardens and views of the river Teifi.

This detached bungalow briefly comprises: an entrance porch, and hallway, a living area with feature fireplace and doors leading into the sun room. The kitchen benefits from fitted wall and base units with ample space for a dining table, and great views of the river. The sun room which can be accessed through the kitchen or living room offers a great space, to sit and enjoy the views. There is a family sized shower room and three double bedrooms, one of which benefits from a dressing room and ensuite bathroom.

Externally to the front of the property there is ample off road parking for several vehicles as well as a garage. There is a lawned area with a mature hedge border. The rear garden can be accessed via either side of the property and is laid to lawn, with balcony over looking the garden and picturesque views of the river Teifi. Within the garden there is a storage shed, summer house and a wooden pergola. A gate at the end of the garden gives access to wooden steps, these lead down to a pontoon, which has a mooring on the river at a yearly charge. An ideal property for someone with a boat, or to enjoy the fabulous river views. Viewing is highly recommended to appreciate what this property has to offer.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages, Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others, each providing access to the beautiful Ceredigion Coastal Path.



Entrance Porch

Conservatory

Bedroom

Living Room

Bathroom

Bedroom

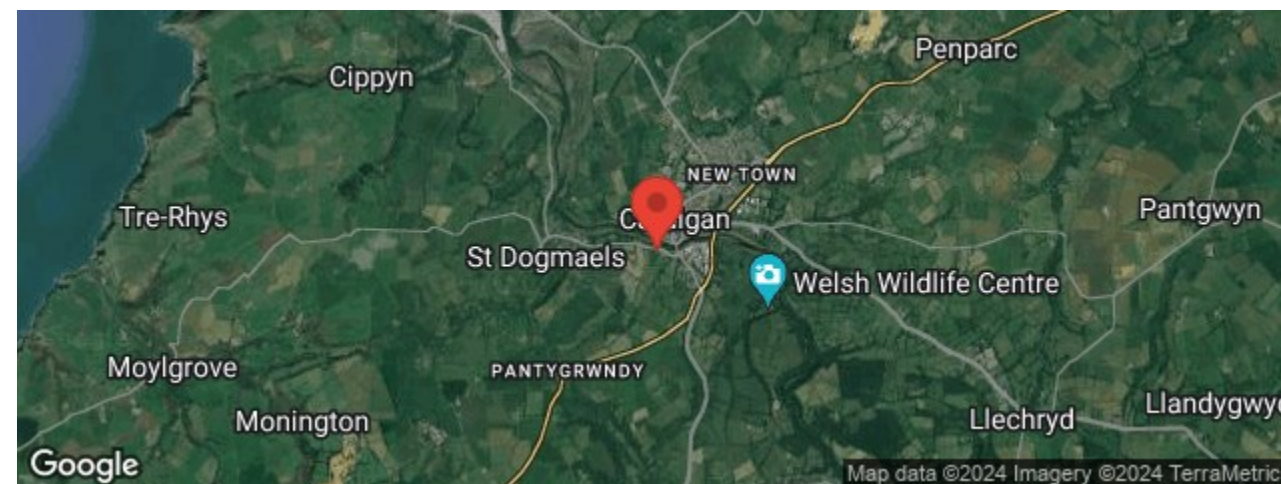
Kitchen

Bedroom

Ensuite bathroom

DIRECTIONS

From Cardigan, proceed over the old stone bridge by the castle and turn right for St Dogmaels. Carry on for a short distance and you will find the property on your right hand side



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