

Approx Gross Internal Area
96 sq m / 1035 sq ft



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
Ref: LW/LW/08/23/OK/LW

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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.

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

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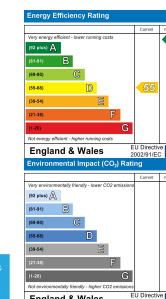


Avondale Pilot Street, St. Dogmaels, Cardigan, Pembrokeshire, SA43 3EY

- Detached Three Bedroom House
- Immaculately Presented
- Close to Nearby Beaches
- Popular Village Location
- Gas Central Heating
- River Teifi Estuary Views
- Terraced Gardens
- Short Walk To Estuary
- Off Road Parking
- EPC Rating: D

Offers In The Region Of £310,000

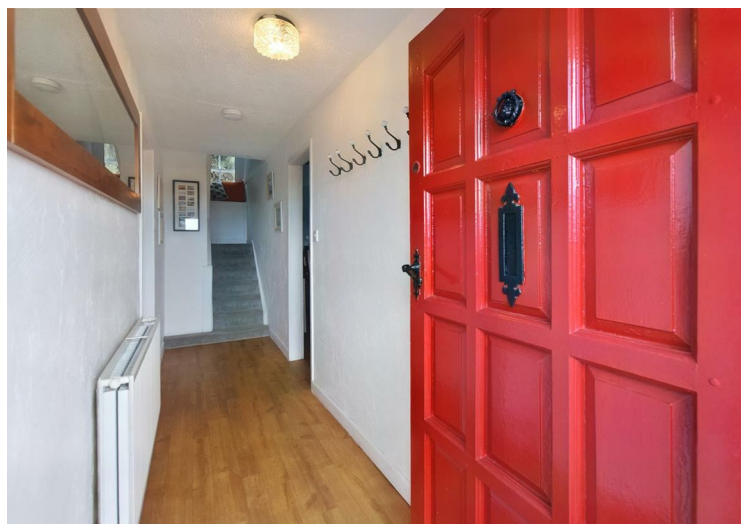
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The Agent that goes the Extra Mile





A wonderfully presented detached character cottage situated in the popular coastal village St Dogmaels with exceptional views of the River Teifi estuary, just a short drive or walk to Poppit Sands beach and near to Cardigan Town.



This characterful house would make an ideal family home or investment, benefiting from a multi-level, terraced garden with expansive views over the River Teifi, off-road parking and three double bedrooms. This homely accommodation briefly comprises: an entrance hallway with a door either side, the sitting room is located on your left, and features a wood burning stove, this is a cosy space to retreat to with your favourite book after a busy day exploring the surrounding area.

Across the hallway is the kitchen with its fitted wall and base units, an area for dining and relaxed seated area and a bay window. The handy utility room leads from the kitchen via a door and here is an exit to the rear passageway, offering another route to the garden.

The staircase is carpeted and halfway up there is a small nook window seat. The bathroom is finished in modern, earthy tones and has a bath with shower overhead and an airing cupboard for storage. All three of the bedrooms are doubles, the master bedroom being the largest, and both the master and the second bedroom feature wooden floorboards and charming bay windows with scenic views over the River Teifi, which can be enjoyed from the comfort of your own bed! The third bedroom is situated to the rear of the house and has a window looking at the sheer slate rock face, a reminder of the impressive geology of the area.



Internally, the whole property has retained many traditional features, including painted wooden beams, traditional wooden doors with cast iron thumb latches and wooden floorboards.

Externally, the frontage is mainly painted rough cast render with pretty, unique window surrounds and an exposed stone surround wrapping around the entrance doorway. The house sits along the main road and there is a designated off-road parking space for one car, a few shallow slate steps lead along to the front door above the road, separated by a wrought iron balustrade.

A gate to the side leads via a short passageway with access to either the rear entrance of the house or the terraced garden. Up a few steps is a quaint storage shed which has enough space for your garden tools and logs for the winter months. Found at the same level is a decked area wide enough for sunny barbecues and extended outdoor dining, from here you can start to glimpse the view of the river however, climb up a few more steps and you will find yourself at the middle terrace which has been extensively decked and landscaped - this is where the view of the majestic River Teifi and the estuary ahead of Poppit Sands can be fully appreciated!



The landscaping of this space has truly been a feat of engineering and sheer hard work and the owners have created lots of lovely spaces to sit and enjoy the view, surrounded by various planted flowerbeds, gravelled areas and established trees and shrubs. The uppermost level of the garden extends further up and almost out of sight and is a mostly wild, a blank canvas for the next proprietor to put their own mark on.

Avondale is truly a gem in the locality and must be viewed to be fully admired!

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 and just before the road narrows you will see the property on your left. What 3 Words Reference - [///diplomat.irritate.attending](http://diplomat.irritate.attending)

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

