

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 'D' Pembrokeshire

VIEWING INFO: Please contact the Office for Further Information

Ref: LW/LW/10/23/OK/LW

FACEBOOK & TWITTER

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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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### Clydfan, Pentre Langwm, St. Dogmaels, Cardigan, SA43 3JZ

- Grade II Listed
- Open Plan Kitchen / Diner
- Private Garden & Summerhouse
- Off-road Parking
- Oil Central Heating
- Three Bedroom House
- Idyllic Coastal Village Location
- Traditional Character Features
- Walking Distance to River & Coastline
- EPC Rating - Exempt (Grade II Listed)

Price £450,000



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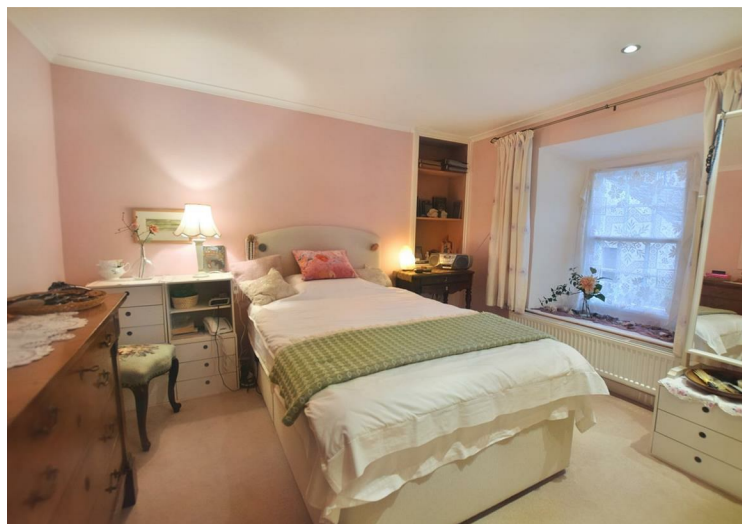
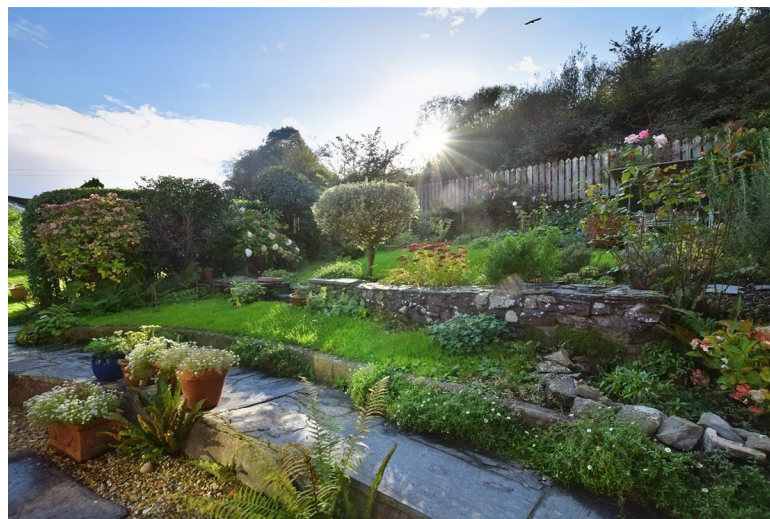


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**The Agent that goes the Extra Mile**





This charming, Grade II listed, three bedroom detached house is situated on the edge of the quaint riverside village of St Dogmaels within walking distance of the majestic River Teifi Estuary, a short drive from the bustling market town of Cardigan and pristine beaches of N. Pembrokeshire and Cardigan Bay. There are wonderful character features found throughout, with an extended private garden and summer house, this welcoming home appeals to those looking for a slower paced, community-centric lifestyle.

The house is situated near the top of a no-through road and has parking to the front for one car and a further smaller parking space to the side. A stone walled area planted with shrubs separates the house from the road and there is an impressive 20th Century front door with traditional pilastered surrounds and a corniced hood, perfectly complimenting the white painted stone voussoirs, and painted banded sections of the external walls, that are typical of now only a few houses in the area.

The rear external wall overlooking the garden, has been sensitively restored by local conservation specialists having been carefully lime rendered then lime washed in a warm ochre colour.

Entering the house via an enclosed porch, there is space for your country-life-essential attire and footwear. From here is a solid door leading to the central hallway that leads to the rear of the house and immediately on your left is the living room, a rustic oak mantle sits above a log burner set within an exposed stone surround, this is an inviting room to relax in. Throughout the ground floor runs solid oak floorboards, adding to the homeliness of the house.



A door leads to the open-plan dining room and kitchen area, which features a gravity-fed, oil-fired Rayburn, which is only used for cooking, there are fitted wall and floor cabinets and two windows, one overlooking the rear garden from the kitchen sink. A door from the kitchen leads to the rear of the house and there are some steps down to a handy utility room which houses the oil-fired boiler for the central heating, a freezer, washing machine and W/C.

A wide carpeted staircase from the rear hallway leads up to the landing, the three bedrooms and the master bathroom. All bedrooms have fitted cupboards and traditional sash windows. There is a boarded attic with access via a wide hatch and drop-down ladder from the landing – an extra storage area.

Externally, to the rear of the house is the South-West facing, private garden, there is gated access via each side of the house, a wooden tool shed to one side, and a substantial, slate-roofed summer house at the centre of the garden, which has skylight windows and French double doors inviting the outdoors in. An attached, enclosed seating area allows you to extend your enjoyment of the garden and offers a great spot for outdoor entertainment.

Throughout the garden, there is an interesting use of slate and natural materials, including pathways, shallow terraces, raised beds and even a carved slate outdoor sink. A walkway through a gap in the laurel hedge leads you to the “secret garden”, an area that has been acquired by the owner and seamlessly extends the overall footprint of the original garden, offering a blank canvas for future custodians.

This charming home is truly a gem in the village 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 for approx. 0.4 Miles you will see the left turn for Pentre Langwm, continue up this road and you will see the house on your left denoted by our For Sale Sign. What 3 Words Reference - ///laminated.chill.hoops

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