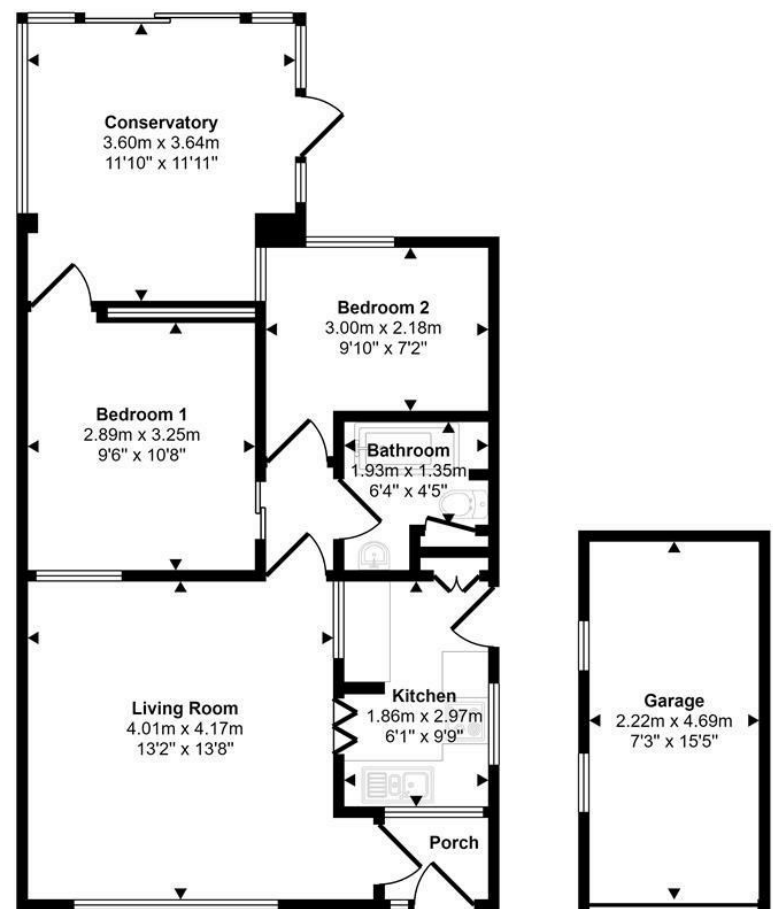


Approx Gross Internal Area
74 sq m / 791 sq ft



Floorplan
Approx 63 sq m / 679 sq ft

Garage
Approx 10 sq m / 112 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

ref:LW/AMS/03/24/OK

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.

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

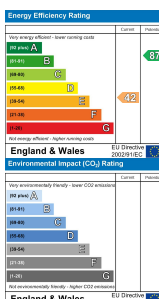


38 The Moorings, St Dogmaels, Cardigan, Pembrokeshire, SA43 3LJ

- 2 Bed Semi-Detached Bungalow
- In need of Modernisation
- Garage & Off Road Parking
- Estuary View From Front
- Electric Heating
- Coastal Location
- Walking Distance To Amenities
- Approx 1.5 Miles To Poppit Sands
- Garden To Front & Rear
- EPC Rating: E

Offers In The Region Of £178,000

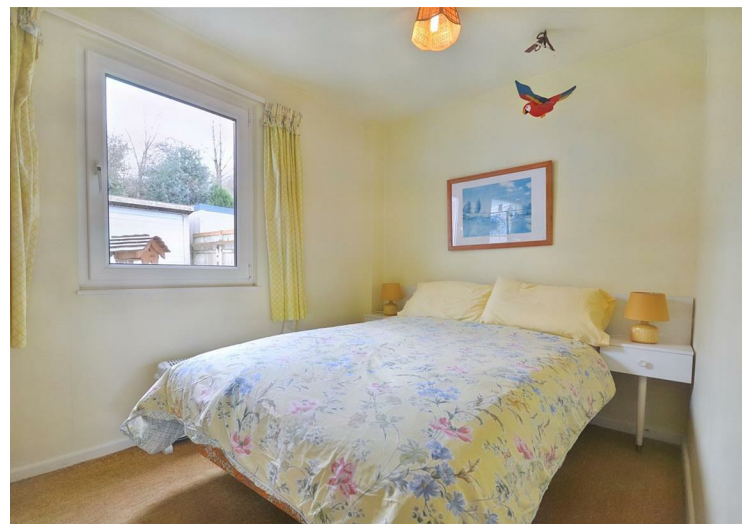
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile



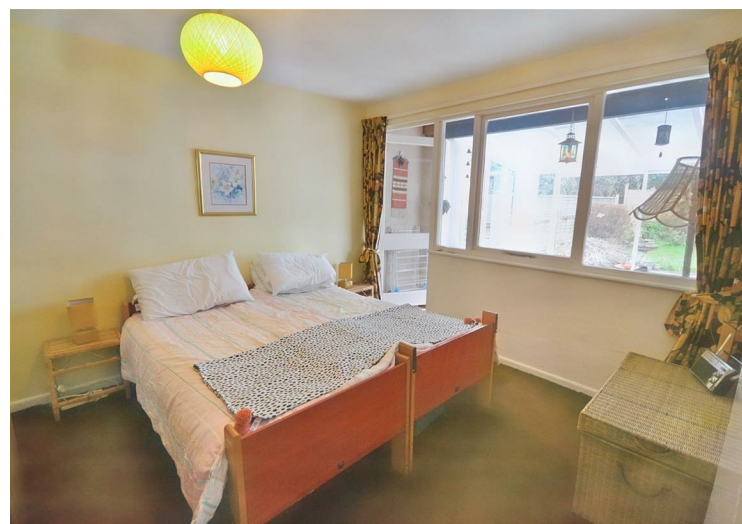
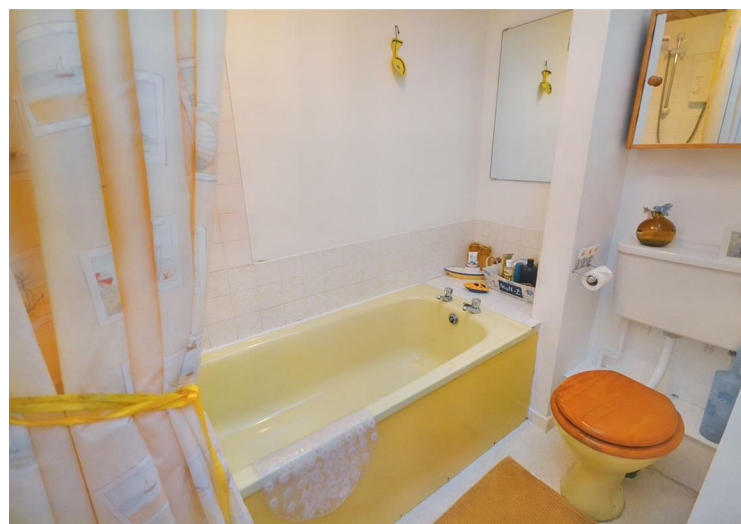


A semi-detached property located in the coastal village of St Dogmaels just a short drive to popular Poppit Sands Beach and the picturesque River Teifi Estuary. This property would be ideal for someone looking to live or have a holiday home by the sea.

The accommodation briefly comprises, an entrance porch, a living area with a vaulted wood-paneled ceiling. There is a kitchen with fitted units, and serving hatch into living room, from here a door leads out to the side of the property. Towards the back of the bungalow there is a bathroom, and two double bedrooms. Accessed through bedroom two there is a conservatory overlooking the rear garden, which faces South enjoying sunshine for most of the day. Internally the house requires modernisation to make it truly your own!

Externally, to the front of the property there is a lawned area benefitting from views of the estuary. To the side of the property there is a driveway offering off-road parking as well as access to the garage. The rear garden is laid mainly to lawn with a shrub border. This is the perfect spot to sit and relax.

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, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops.



Living Room

Bathroom

Bedroom Two

Kitchen

Bedroom One

Conservatory

DIRECTIONS

From Cardigan cross the river using the old bridge and take the first turning right on to the B4546, St Dogmaels Road towards St. Dogmaels. Proceed through St. Dogmaels village and take the right turn on Feidr Fawr, for Poppit. Continue on this road for approximately half a mile and turn left into The Moorings. Continue through the estate taking the first left and you will find the property on your left hand side. What three words -
 ///supper.hubcaps.gilding



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