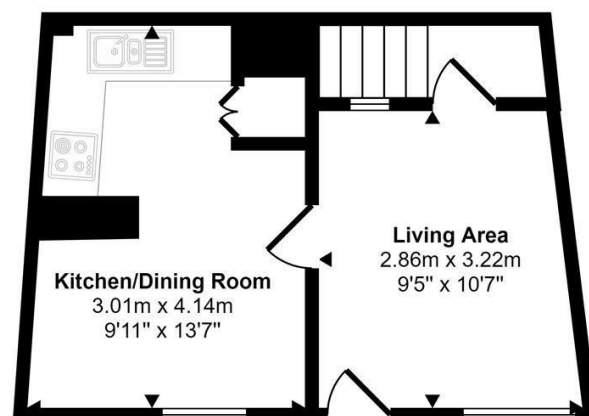
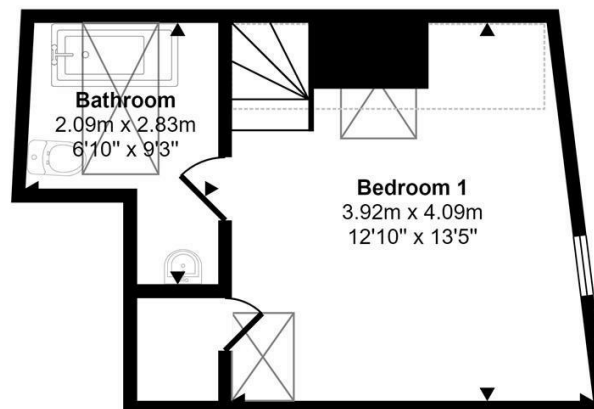


Approx Gross Internal Area  
44 sq m / 476 sq ft



Ground Floor  
Approx 23 sq m / 247 sq ft



First Floor  
Approx 21 sq m / 229 sq ft

Denotes head height below 1.5m

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 'B' Pembrokeshire

ref:23/06/23/LW/AMS/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

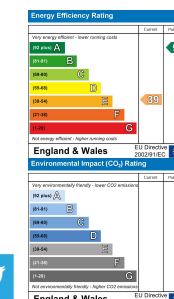
41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



### Cae'r Aber Pentre Langwm, St. Dogmaels, Cardigan, SA43 3JZ

- Semi Detached Cottage
- Full Of Character & Charm
- Investment Opportunity
- Popular Coastal Location
- Electric Heating
- Grade II Listed
- Off Road Parking
- Approx 1.6 Miles To Poppit Sands
- Elevated Position with Estuary Views
- EPC Rating: E



Offers In The Region Of £220,000

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

The Agent that goes the Extra Mile



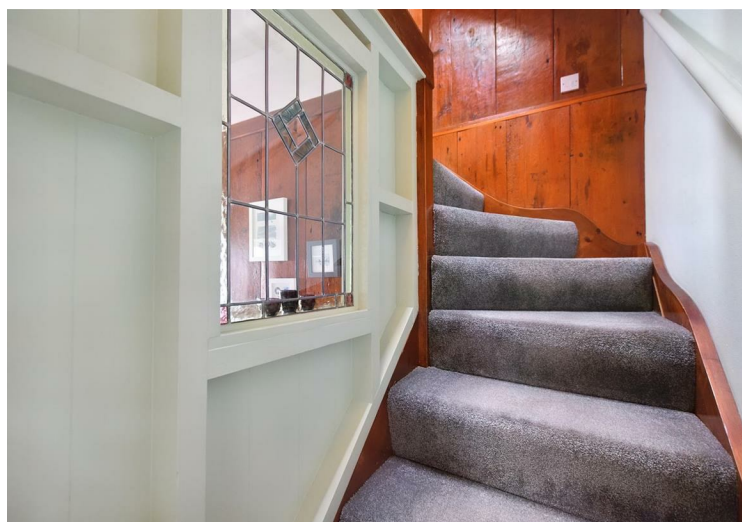


A beautifully presented traditional cottage situated in the popular coastal village of St Dogmaels, just a short drive to Poppit sands and within walking distance of the estuary. This wonderful Grade II listed cottage was built in the early 19th century and has a whitewashed rubble wall to the front with hornless 12 pane sash windows and centre ledged door all with recessed stone voussoirs above. Currently utilised as a holiday let, making it a great investment opportunity.

The property is full of character and charm, briefly comprising, a living area with log burning stove, the door to the front is a stable door - offering great views of the countryside when open. A step from the living area leads to the kitchen diner, where there are fitted base units. The dining area has a feature inglenook fireplace with log burning stove. The staircase leads to the first floor where there is a double bedroom with A-frame wooden beams, and a bathroom.

Externally, steps to the front of the property lead to a lovely garden area with a border of wild flowers and views overlooking the estuary. To the side there is a handy storage area for logs/bins. Below and offset to the side of the property there is off road parking for one vehicle. Viewing is highly recommended to appreciate what the property has to offer.

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 Area

### Bedroom One

### Kitchen/Dining Area

### Bathroom

### DIRECTIONS

From Cardigan cross the river using the old bridge and take the first turning right, on to the B4546 St Dogmaels Road. Proceed through the village high street and follow the B4546 towards Poppit Sands. Continue along this road through pilot street taking the next left onto pentre langwm. Carefully drive to the end of the road where you will see parking on your left hand side. Steps then lead to the front of the property. What Three Words///prompt.listening.tables



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