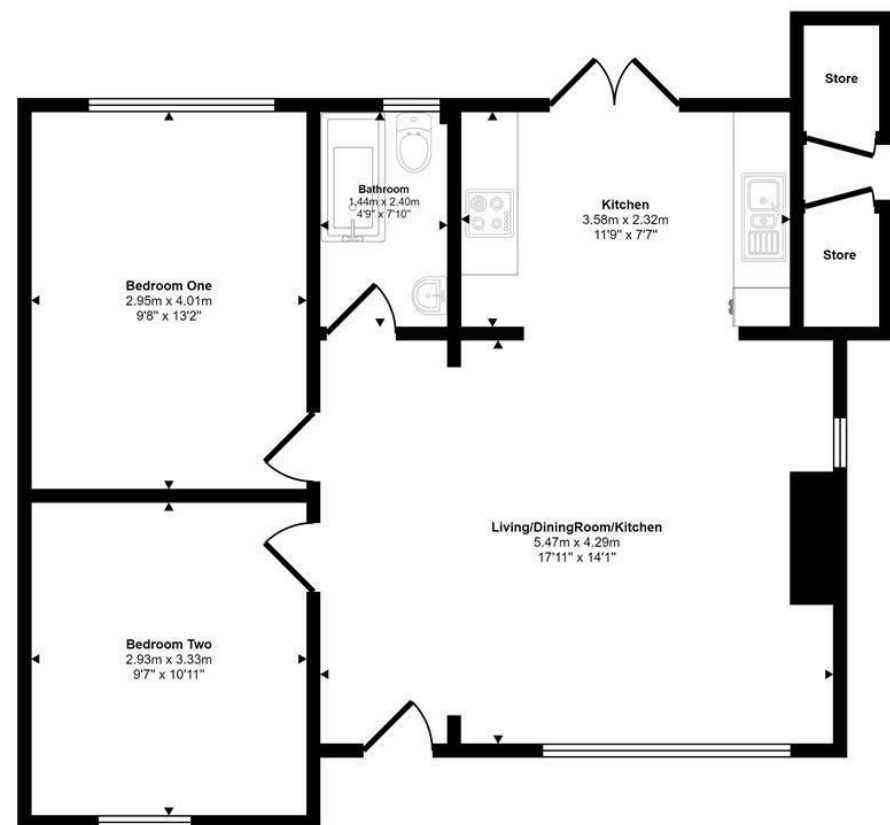


Approx Gross Internal Area
61 sq m / 661 sq ft



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 'C' Pembrokeshire County Council
AGENTS NOTE: this property is restricted to a local covenant which states you must lived or worked in the old county of Dyfed within the last 3 years.

ref: LW/AMS/04/24/OK

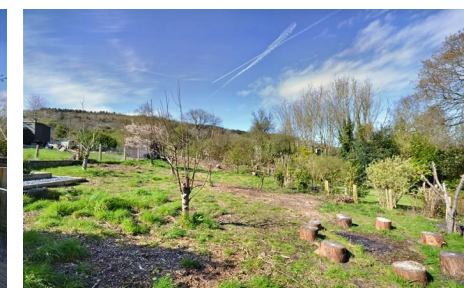
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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

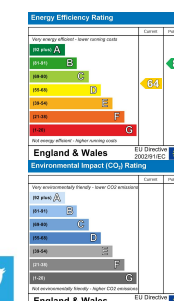


9 Maes Y Dre, St Dogmaels, Cardigan, SA43 3LD

- Semi-Detached Bungalow
- Two Bedrooms
- Garden to Rear with Orchard & Raised Beds
- Oil Heating, Double Glazing
- Local Restrictive Covenant
- No Onward Chain
- Wonderful River Views
- Garden to Front
- Open Plan Living Space
- EPC Rating: D

No Onward Chain £220,000

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



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The Agent that goes the Extra Mile





A well presented semi detached bungalow situated in the coastal village St Dogmaels, approximately 1.8 miles to Poppit Sands. The property benefits from a garden to the front and rear, wonderful river views, two double bedrooms, double glazing and oil central heating. This would make an ideal first time buy or retirement property! Please note a local restrictive covenant applies to this property.

The accommodation briefly comprises an open plan, living, dining and kitchen area with wooden flooring. The kitchen is modern with fitted units, and from here double doors that lead out the decking area, which also gives access to the rear garden, offering the perfect spot to sit and enjoy your morning coffee! There is a bathroom, and two double bedrooms, one overlooking the front garden and the other with river views.

Externally to the front of the property there is a lawned area with a flower bed border, and low maintenance chippings. On the side of the property there a couple of useful storage sheds. The rear garden can be accessed via the side of the property or through the doors in the kitchen. The attractive garden has terraced flower beds, and steps down the centre leading to the patio seating area. Beyond the patio, the owners have planted an orchard with cherry, pear and various apple trees and shrubs. This beautiful garden benefits from wonderful river views, offering an ideal spot to sit and relax. Viewing is highly recommended to appreciate what this property has to offer.



St Dogmaels is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan (1.3 miles away). 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 a visitor centre with cafe, a weekly local producers market, pubs, post office, shops, places of worship and a primary school. The start of the 186 mile long Pembrokeshire Coastal Path is approximately 330yds away at the slipway and pontoon. 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, leisure centre, restaurants and coffee shops and many local shops.

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 a short distance and you will see the road forks take the right turning and the property is situated at the end of the no through road on the right just passed the turning bay. What 3 Words Reference = ///ended.subplot.level



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