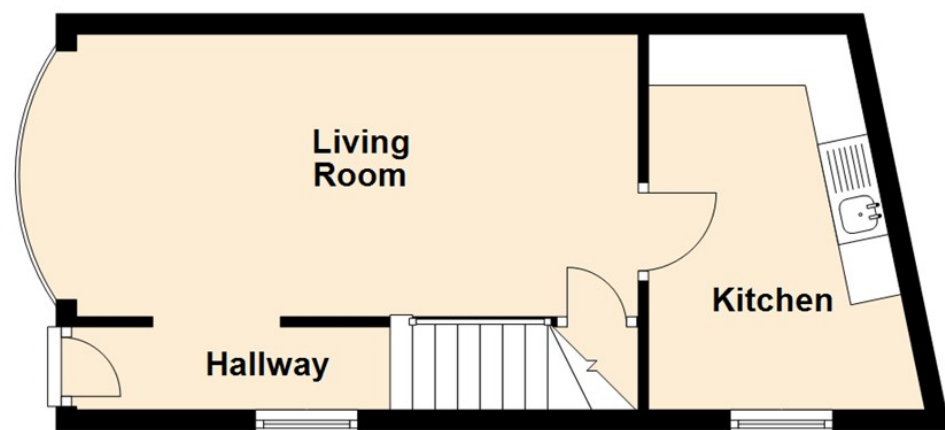
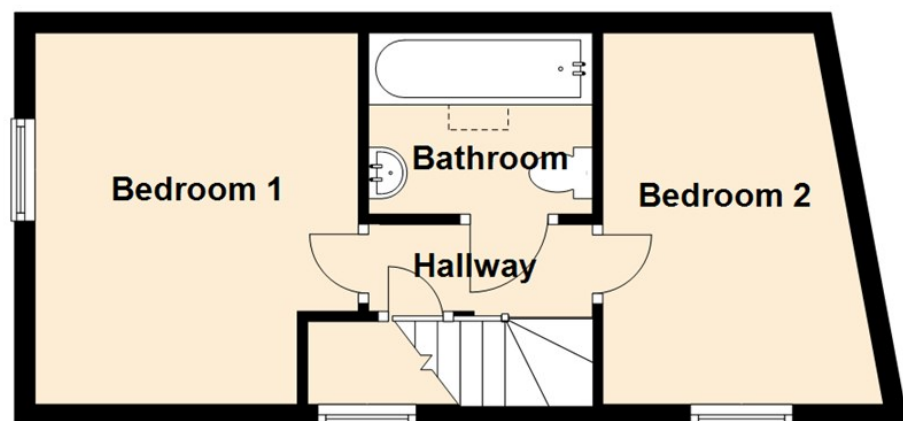


Ground Floor



First Floor



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/AMS/05/24/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

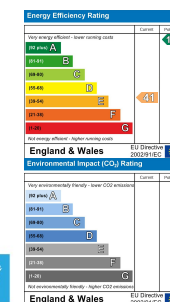
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



Teify Cottage St Dogmaels, Cardigan, SA43 3LF

- Semi Detached Cottage
- Two Double Bedrooms
- 1.6 Miles To Poppit Sands
- Living Room & Kitchen
- Electric Heating & Solar Panels
- Wonderful Estuary Views
- Popular Coastal Location
- Off Road Parking
- Great Potential
- EPC Rating: E



Offers In The Region Of £260,000

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 charming semi-detached cottage located in the picturesque village of St. Dogmaels. One of the standout features of this property are its stunning river views, offering a tranquil and serene backdrop to everyday life.

Although the property is in need of some updating, this presents an opportunity for you to put your own stamp on it and create living space to your taste. Briefly comprising, an entrance hall with opening into the living area with under stair storage, and curved windows overlooking the estuary. From here a door leads to the kitchen where there are fitted base units. The staircase in the entrance hall leads to the first floor where there are two double bedrooms and a bathroom.

Externally to the side of the property there is off road parking. Behind the parking area there is a lawn overlooking the estuary, with amazing views. The perfect spot to sit, and relax. There is a pontoon and boat slipway within walking distance of the property, along with the official start of the Pembrokeshire Coast Path National Trail section of the Wales Coast Path.

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.

Entrance Hall 18'00(max) x 2'08 (5.49m(max) x 0.81m)	Kitchen 12'08 (max) x 8'11 (max) (3.86m (max) x 2.72m (max))	Bedroom Two 7'11 (max) x 12'10 (2.41m (max) x 3.91m)
Living Room 17'00 x 9'01 (5.18m x 2.77m)	Bedroom One 12'05 (max) x 10'07 (3.78m (max) x 3.23m)	Bathroom 6'06 x 4'08 (1.98m x 1.42m)

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 you will see the property on your right hand side denoted by our for sale board. What three words - ///slicing.grazed.whizzing

