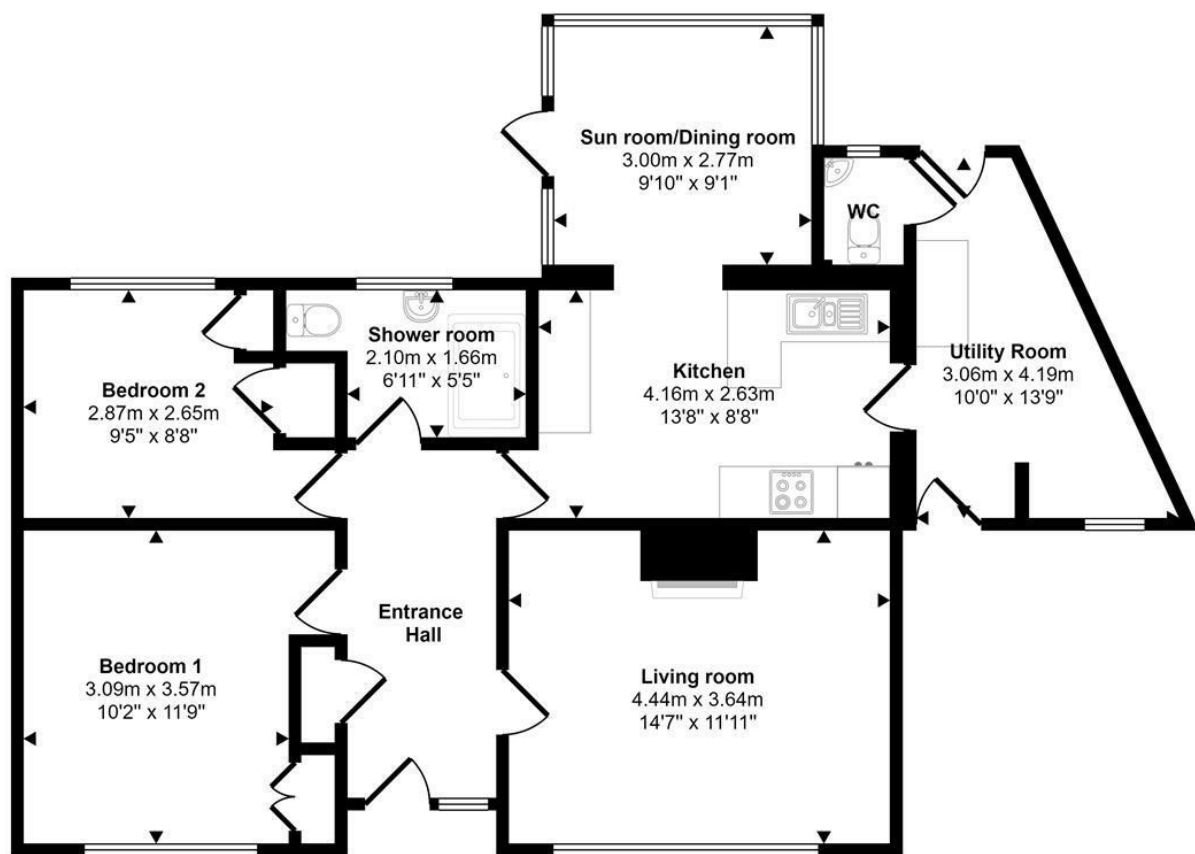


Approx Gross Internal Area  
84 sq m / 906 sq ft



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 'D' Pembrokeshire

ref: LW/AMS/09/24/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

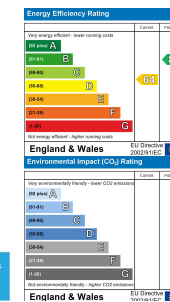


## Dunkeld Church Street, St Dogmaels, Cardigan, Pembrokeshire, SA43 3EB

- Two Bed Detached Bungalow
- Garden to Front and Rear
- Popular Coastal Village
- Walking Distance to Village Amenities & Cardigan Town
- Mains Gas Central Heating
- No Onward Chain
- View of Historic Abbey & Church
- Approx 2.2 Miles To Poppit Sands Beach
- Off-Road Parking
- EPC Rating: D

**Offers In The Region Of £260,000**

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**The Agent that goes the Extra Mile**







A two bedroom 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 full time or have a holiday home close to the sea.

The accommodation briefly comprises, an entrance hallway, and a living area with gas fire and picture window overlooking the front garden. There are two double bedrooms with fitted cupboards, an airing cupboard and a modern family shower room with walk in shower. The kitchen has a range of fitted wall and base units and is open plan into the dining area which has double glazed windows to three sides - overlooking the rear garden. A handy utility room is accessed from the kitchen and also from the front of the property and has a worktop and space for white goods and a separate W/C.

Externally, the house sits on a level plot with a gently sloping tarmacked driveway to the front providing off-road parking for one car. There is a lawn to the front of the house with a paved walkway leading round the side providing further access via a gate to the garden behind the house. The rear garden has a grass lawn with a shrub border, patio and a wooden shed. The garden is enclosed by a stonewall and wood fence boundary and faces due West enjoying the evening sun and views of the historic St Thomas Church and Abbey.

A viewing is highly recommended!



**Entrance Hallway**

**Bedroom Two**

**Dining Room/Sun Room**

**Living Room**

**Shower Room**

**Utility Room**

**Bedroom One**

**Kitchen**

### DIRECTIONS

From Cardigan, proceed over the old stone bridge by the castle and turn right for St Dogmaels. Enter the village and turn left onto Church Street just before the Post Office / Fish & Chip shop, continue down the road for a short distance and the property is located on your right hand side denoted by our for sale board. What Three Words Reference - [///icles.treatable.legal](https://www.what3words.com/)



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