

Approx Gross Internal Area
103 sq m / 1114 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 'D' Pembrokeshire

ref: LW/AMS/10/24/OK/AMS

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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

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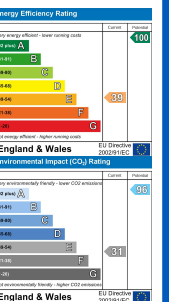


Anghorfa High Street, St Dogmaels, Cardigan, Pembrokeshire, SA43 3EF

- Mid Terraced Property
- Small Courtyard Garden
- Approx. 2 Miles to Poppit Sands
- Approx. 1.2 Miles to Cardigan Town
- Walking Distance to Amenities
- Two Reception Rooms
- Popular Coastal Location
- Three Bedrooms
- Full of Character & Charm
- Energy Rating: E

Offers In The Region Of £170,000

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The Agent that goes the Extra Mile





An opportunity to purchase a character property situated within the heart of St Dogmaels. This terraced property, is full of charm, benefiting from three bedrooms, a modern kitchen and gas central heating. This would make a great first time buy or family home.

The accommodation briefly comprises, an entrance hallway with original tiles, a door to the left leads to the living and a door to the right into the dining room with wooden parquet flooring. Both rooms, have feature stained glass windows, and overlooks the high street. There is a utility room with a sink and a modern fitted kitchen again with original tiles, as well as matching wall and base units a useful storage cupboard and French doors out to the courtyard. The staircase leads to the first floor where there are three bedrooms, one with a bay windows, another with wooden flooring, and the other is a single with a feature fireplace (not working). There is a shower room, and a further staircase that leads to the attic with ample storage space.

Externally to the front of the property there is a small outdoor area, with feature tiling leading to the door. Towards the rear of the property there is a low maintenance courtyard. Although there isn't any dedicated parking with the property, there is a car park nearby where a parking permit is available to purchase. 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. 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



Hallway

Living Room

Dining Room

Utility

Kitchen

Bedroom One

Bedroom Two

Bathroom

Bedroom Three

DIRECTIONS

From Cardigan, proceed into St Dogmaels, continue up the hill through the village passing the chip shop, just before the road narrows the property is found on the right hand side denoted by our for sale board. What three words ///bagpipes.peachy.reapply



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