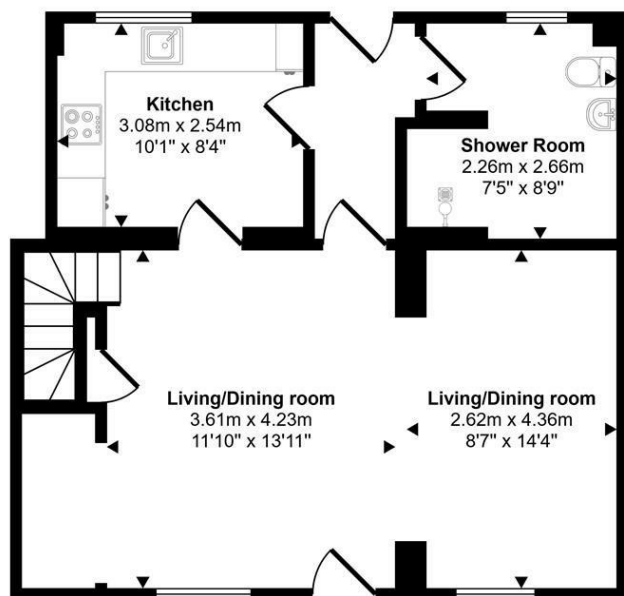
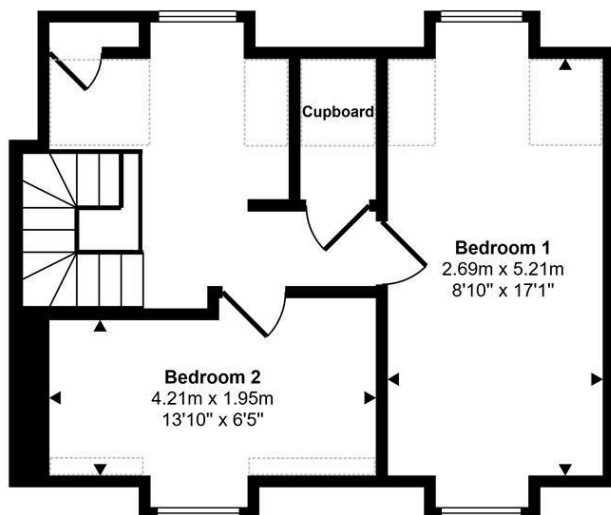


Approx Gross Internal Area  
92 sq m / 991 sq ft



Ground Floor  
Approx 51 sq m / 554 sq ft



First Floor  
Approx 41 sq m / 437 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 TBC - Newly built - tax band not yet available.

ref: LW/AMS/11/20K/LG

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

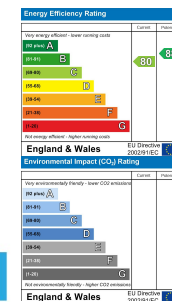


### 3 Church Lane, St Dogmaels, Pembrokeshire, SA43 3EH

- Beautifully Presented
- Inglenook Fireplace
- Two Bedrooms
- Low Maintenance Garden
- Gas Central Heating
- Full of Character and Charm
- Popular village Location
- Modern Kitchen & Shower Room
- Approx. Two Miles To Poppit Sands
- EPC Rating: C

**Offers In The Region Of £275,000**

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**The Agent that goes the Extra Mile**







A beautifully presented property, that has recently been rebuilt and decorated to a high standard. The cottage is situated in the heart of St Dogmaels approximately two miles to Poppit Sands and 1.2 miles to the market town of Cardigan. The property is full of character and charm with exposed stone work, wooden beams, and, benefiting from two bedrooms, open plan living and dining room, and gas central heating.

The property is entered into the open plan living and dining room, with spot lit lighting and an inglenook fireplace with wooden beam, tiled hearth and an old bread oven. From here there is a door into the stylish fitted kitchen, with integrated appliances and view overlooking the rear garden. On the ground floor there is a modern tiled shower room, with space for a washing machine. The staircase leads to the first floor where there is a landing, which could be utilised as an office space, two bedrooms, and a storage cupboard.

Externally to the front there is a row of patio slabs laid, and a porch canopy with an outdoor light. To the rear of the property there is a low maintenance garden, where there is a patio area, two flower beds with a path down the middle leading to a further patio area, offering a great space to sit and enjoy the garden.

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.

### DIRECTIONS

From Cardigan, proceed into St Dogmaels, continue up the hill through the village passing the chip shop, continue along the road for a short distance and you will see a lane to your left signposted Church Lane. It is a couple of doors down from the gallery. Go down Church Lane and the property will be on your left hand side. What three words - ///urge.brightens.defends

