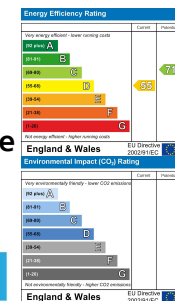


## Royal Exchange Poppit Road, St Dogmaels, Pembrokeshire, SA43 3LF

- Detached Character House
- Riverside Location
- Two / Three Reception Rooms
- Currently Split into Two Flats
- Off-Road Parking & Garage
- Views of River Teifi
- Four / Five Bedrooms
- Rear Garden & Conservatory
- Walking Distance to River & Coastline
- EPC Rating: D & D



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*



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 'A' Pembrokeshire - for Both Flat 1 & Flat 2

VIEWING INFO: Please contact the Office for Further Information

Ref: LW/AMS/04/25/OK\_LW

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





**RIVERSIDE LOCATION & VIEWS !!** Situated on the edge of the sought-after village of St Dogmaels, this charming 4/5-bedroom property offers breathtaking, uninterrupted views of the River Teifi — complete with direct access to the estuary.

Formerly a public house and on the market for the first time in almost 30 years, this historic home is currently divided into two flats, offering fantastic flexibility for multi-generational living, income potential, or conversion into a single residence. The property benefits from a low-maintenance rear garden and conservatory, off-road parking, and an attached garage — all within walking distance of the stunning North Pembrokeshire coastline and just a short drive from the vibrant market town of Cardigan.

Access to the house is available via the main front door leading into the inner hallway, through the rear door from the garden, or alternatively from the side entrance via the parking area into a side porch. Internally, the property comprises; on the ground floor, there is a utility room that opens into a well-equipped kitchen offering picturesque river views. To the front of the house are two double bedrooms and a family bathroom, while to the rear is the living room with double doors opening into a rear conservatory that overlooks the garden and surrounding views.

A separate door leads to the staircase accessing the first-floor flat, which comprises a second kitchen, two additional double bedrooms, a study (or potential fifth bedroom), and a further shower room.

The property is elevated above the main road, offering privacy and an attractive outlook. To the side, there is a designated off-road parking space for one vehicle, as well as an attached garage. A raised walkway, bordered by a wrought iron balustrade, provides access to the front door, while an iron gate leads to the low-maintenance, gently terraced rear garden.

The upper terrace features a paved patio and a composite decked area—an ideal spot to relax and take in the stunning river views. A set of steps descend to the lower terraces, which include gravelled areas and an array of stone planters filled with vibrant climbing plants and cascading greenery.

Nestled in one corner is a small "lookout" shed, perfect for storage or birdwatching. Finally, a set of stairs offer direct access to the river's edge.

This is a truly unique opportunity to acquire a historic riverside home - ideal for those seeking to embrace a slower-paced lifestyle by the water. Viewing highly recommended !

**Location Info -** 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, leisure centre, restaurants and coffee shops and many local shops.



## 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 Sands on the B4546. Continue on this road for approximately half a mile and you will see the house on the right hand side denoted by our For Sale Sign just before the Ferry Inn Pub. What Three Words Reference - [St Dogmaels House](https://www.what3words.com/?q=St+Dogmaels+House)