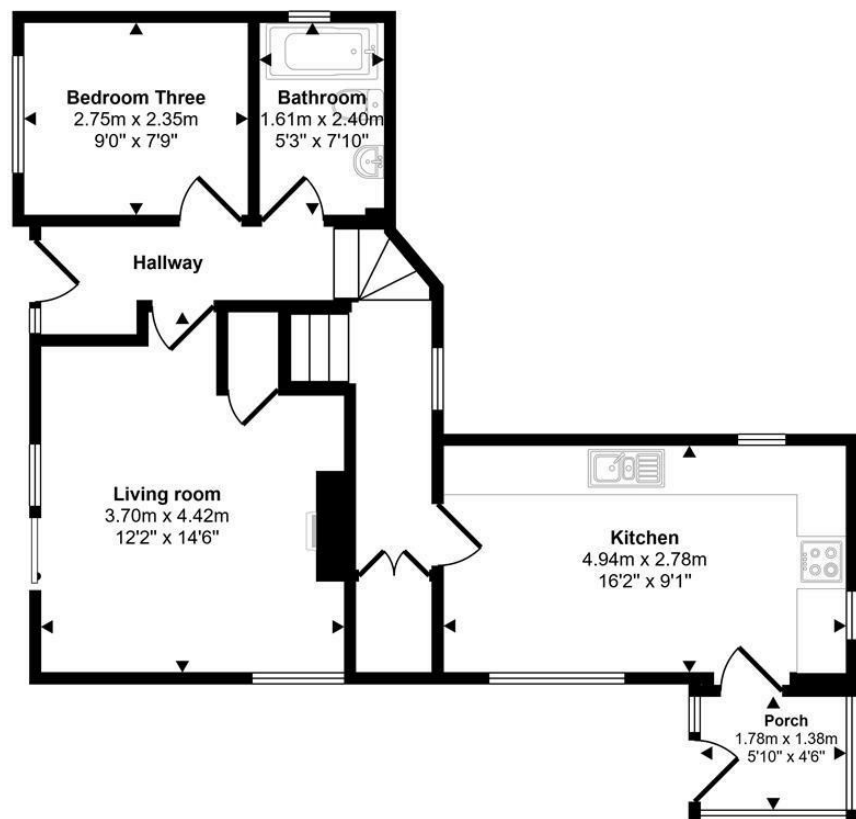
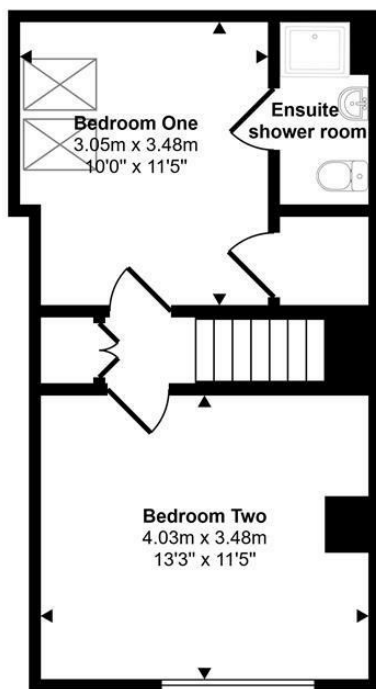


Approx Gross Internal Area  
89 sq m / 953 sq ft



Ground Floor  
Approx 55 sq m / 594 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.



First Floor  
Approx 33 sq m / 359 sq ft

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 County Council

ref:LW/AMS/06/25/OK/AMS

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**

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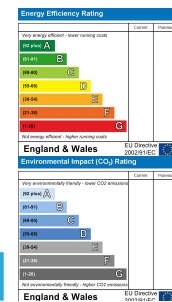


## Y Nyth Feidr Fawr, St. Dogmaels, Cardigan, Pembrokeshire, SA43 3EU

- Detached House
- Walking Distance To School/Amenities
- Three Double Bedrooms
- Approx. 1.9 Miles To Poppit Sands
- Gas Central Heating
- Coastal Location
- Two Bath/Shower Rooms
- Lounge With Log Burner
- Off Road Parking
- EPC Rating: TBC

**Offers In The Region Of £250,000**

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

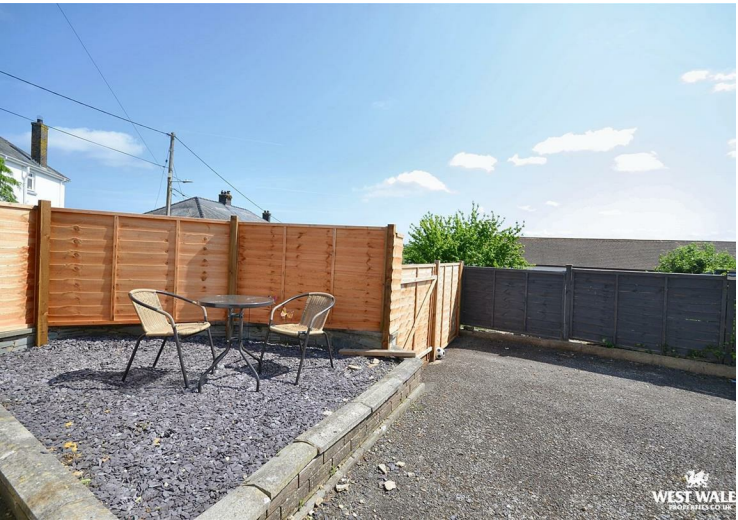


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**The Agent that goes the Extra Mile**







This well presented coastal property is situated approximately 1.9 miles to the popular Poppit Sands and is also within walking distance to local shops and amenities. Benefitting from three double bedrooms, off road parking and gas central heating. This property would make a lovely family home or investment opportunity.

The accommodation briefly comprises; on the ground floor an entrance hallway with doors leading to the living room, double bedroom which is currently being used as a children's playroom. There is also a family bathroom with shower over the bath, WC and wash basin. The living room has a log burning stove, under stair storage and patio doors out that lead to the outside space. The hallway continues up a few steps where there is a storage cupboard and a door to the kitchen. This has been fitted with matching wall and base units, with space for a dining table. From here there is a porch which gives access to the front of the property. The staircase leads to the first floor where two double bedrooms are found, one being the master bedroom with two Velux windows, an ensuite shower room and a built-in storage cupboard.

Externally, the tarmacked area is enclosed by wooden fencing and complemented by an attractive slate wall. There is off-road parking, enhanced by decorative slate chippings, which also provides a lovely seating area. To the rear of the property, a practical log store adds further convenience. Viewing is highly recommended to fully appreciate all that this property has to offer!

St Dogmaels is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan (1.3 miles away). 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. Poppit Sands beach is also nearby.

## DIRECTIONS

From Cardigan, proceed over the old stone bridge by the castle and turn right for St Dogmaels. Head into the village and go up the hill passing the fish and chip shop and public car park. Continue around the bend towards Poppit Sands, take the first right after a short distance you will see the property on your right hand side opposite the turning for Maeshyfyd, denoted by our for sale board. What Three Words - ///instilled.leaps.firmly



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