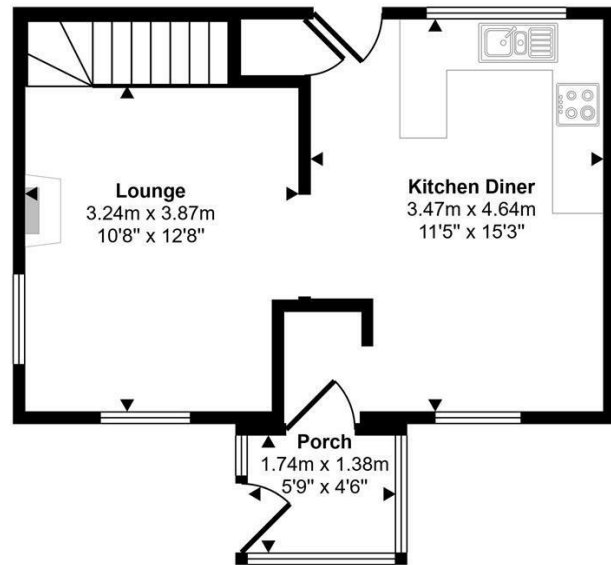
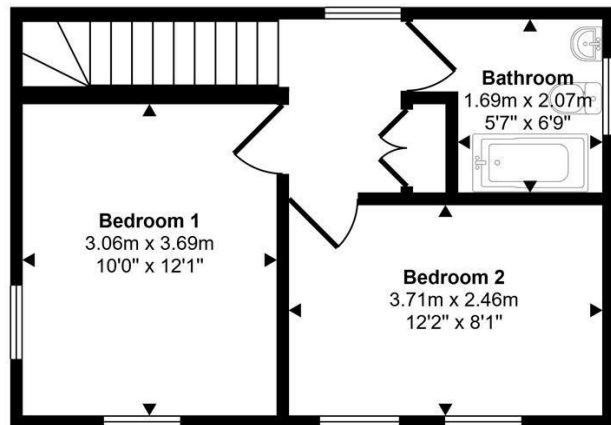


Approx Gross Internal Area
67 sq m / 725 sq ft



Ground Floor
Approx 35 sq m / 378 sq ft



First Floor
Approx 32 sq m / 347 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: N/A Business Rates Currently Apply

ref: LW/AMS/10/25/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

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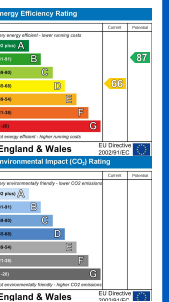


Y Bwthyn Newydd 1 Pilot Street, St. Dogmaels, Cardigan, SA43 3EY

- Detached Two Bed House
- Popular Coastal Location
- Walking Distance of Coast & Amenities
- Living Room with Log Burner
- Gas Central Heating
- River Teifi Estuary Views
- Approx. 1.7 Miles to Poppit Sands
- Open Plan Kitchen Diner
- Off-Road Parking
- EPC Rating: D

Offers In The Region Of £270,000

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The Agent that goes the Extra Mile





A beautifully presented detached character cottage situated in the popular coastal village of St Dogmaels, enjoying views over the River Teifi estuary. The property is ideally located just a short walk or drive from the popular Poppit Sands beach and only 1.5 miles from the market town of Cardigan, with its range of shops, cafes, and local amenities.

This charming home has been tastefully maintained throughout. Currently operating as a holiday let, it would equally make a great family home. The accommodation comprises an entrance porch leading into a bright, open-plan kitchen and dining area fitted with matching wall and base units. A door from the kitchen opens to the rear of the property, while an opening from the dining area flows through to a cosy living room featuring double-aspect windows and a log-burning stove, creating a warm and inviting space. A staircase leads to the first floor, where there are two double bedrooms, one of which enjoys lovely views over the River Teifi, along with a family bathroom.

Externally, to the side of the property there is a gated gravel driveway providing off-road parking for multiple vehicles. To the rear, there is a useful shed, and the garden extends up the bank, offering potential to be terraced. To the front, a decked seating area provides the perfect spot to relax and take in the river views.



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 over the old stone bridge by the castle and turn right for St Dogmaels. Proceed through St Dogmaels, turn right into Pilot St after passing the shop, continue along this road and just before the road narrows you will see the property on your left. What 3 Words Reference - [///kennels.tradition.discount](https://www.what3words.com/@@@kennels.tradition.discount)



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

