



47 The Moorings, St. Dogmaels, Cardigan SA43 3LJ

Offers in the region of £320,000

Superb Estuary & Country Views
Extended Modern House
Open Plan Living
Ideal For A Family
Ample Parking
Private Garden
EER - 58

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	82
		EU Directive 2002/91/EC	

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DD/RO/78561/191020

DESCRIPTION

An extended 4 bedroom house enjoying superb views over the Teifi estuary and surrounding countryside, well located in the popular village of St Dogmaels. The accommodation is well designed and set out, boasting a modern light and airy open plan living space, with wood burning stove and from where the estuary views can be seen. The layout offers versatility with a ground floor bedroom, bathroom and alternative front door which might suit extra family wanting their own space to come and go from, such as a granny or grown up child etc. Ample off road car parking is found at the front and a lovely manageable enclosed patio style garden is found at the rear. The location, size and quality this home provides would also make a fantastic holiday let. Those seeking a property for family or holiday requirements must come to consider this opportunity available.
EER - 58

SITUATION

The property is situated in the much liked popular village of St Dogmaels, within a popular residential development. The village is best known for having easy road access down to Poppit and the sandy beach, but also enjoys a lovely position along the naturally beautiful river estuary. Amenities within the village are good with a choice of pubs serving food and drink, convenience shop, village market with stalls selling a variety of local goods, and the historic Abbey with information centre and café. The large town of Cardigan is roughly 2 miles distant and provides further shops with supermarkets, health facilities etc.

ENTRANCE PORCH

6'8 x 3'2 (2.03m x 0.97m)

Enter via double glazed front door, quarry tiled flooring, double glazed door to:

OPEN PLAN KITCHEN/DINER/LOUNGE

KITCHEN/DINER AREA

21'5 x 13'10 (6.53m x 4.22m)

Secondary glazed window to front boasting superb estuary views, windows to front and side, range of fitted wall and base units with worktops over, 1½ bowl single drainer sink, single oven and 4

ring electric hob, plumbing for dishwasher, reclaimed wooden breakfast bar, space for dining table and chairs, electric heaters.

LOUNGE AREA

14'2 x 10' (4.32m x 3.05m)

Wood burning stove set on slate hearth, double glazed external sliding patio doors to rear garden, electric heater, small open feature archway to:

INNER HALL

Double glazed window and door to rear, stairs to first floor with storage area under, tiled flooring, electric heater, doors to:

FRONT LOBBY

6'2 x 5'6 (1.88m x 1.68m)

Double glazed external front door, tiled flooring, heated towel radiator.

OFFICE

6'4 x 5'10 (1.93m x 1.78m)

Double glazed window to front, tiled flooring, electric heater.

BEDROOM FOUR

10'7 x 8'9 (3.23m x 2.67m)

Double glazed windows to rear and side, tall semi vaulted ceiling, electric heater.

SHOWER ROOM

7'2 x 6'4 (2.18m x 1.93m)

Velux window, large corner shower cubicle, WC, wash hand basin set on reclaimed timber unit, tall semi vaulted ceiling, airing cupboard with shelving and hot water cylinder, heated towel radiator.

UTILITY ROOM

7'7 x 5'5 (2.31m x 1.65m)

Fitted wall and base units with worktops over, single drainer sink, plumbing for washing machine, tiled flooring.

FIRST FLOOR LANDING

Double glazed window to rear, doors to:

BEDROOM ONE

14'2 x 10'1 (4.32m x 3.07m)

Double glazed windows to front and rear enjoying superb estuary views, wooden flooring, electric heater.

BEDROOM TWO

9'1 x 7'7 (2.77m x 2.31m)

Double glazed window to front enjoying superb estuary views, eaves storage space, access to loft, electric heater.

BEDROOM THREE

10'9 x 10'6 (3.28m x 3.20m)

Double glazed window to front enjoying the same excellent estuary views, tall semi vaulted ceiling, electric heater.

BATHROOM

6' x 7'2 (1.83m x 2.18m)

Double glazed window to rear, double ended bath with mixer shower tap over, WC, wash hand basin set on reclaimed timber unit, heated towel radiator.

EXTERNALLY

To the front of the property is a hard standing off road parking area providing ample space for 2-3 vehicles. To the rear of the property is a very pleasant and private paved patio garden with 2 low maintenance garden terraces. There is also outside lighting, mature hedgerow boundaries and a good size **SUMMERHOUSE** for storage or potential for a workshop.

SERVICES

We are advised mains water, electricity and drainage are connected to the property. The property also enjoys solar panels which provide a contracted income.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Cardigan head over the old stone bridge by the Castle and turn right for St Dogmaels. Proceed through the village bearing right as if heading towards Poppit Beach. Go passed the Ferry pub and a short distance along turn left into The Moorings. Go up and bear to the left until finding number 47 at the near end of the cul-de-sac on the left hand side identified by our John Francis for sale sign.