



## Abbey View, Alltfach, ST DOGMAELS SA43 3HA

**Offers in the region of £249,950**

Fantastic Views  
Beautiful Cottage  
2 Bedrooms  
Popular Village Location  
Garage & Garden

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**RD/WJ/78373/081020**

## **DESCRIPTION**

Fabulous panoramic views over the village of St Dogmaels, the River Teifi and beyond are enjoyed from this delightful 2 bedroom cottage. The accommodation has been sympathetically improved and updated and provides a charming and homely atmosphere with character and appealing features such as exposed original pine floors, beams, stone work, solid fuel stove etc. The majority of the windows are double glazed and boast incredible views which are like pictures hanging on the walls. The cottage further benefits from a garage and landscaped terraced seating areas with low maintenance borders. This would make a super holiday home or main residence and simply must be seen!  
EER - E54

## **SITUATION**

St Dogmaels is within easy driving distance of the nearby sandy beach at Poppit and also the neighbouring town of Cardigan which has a large selection of shops and amenities. St Dogmaels boasts a weekly award winning market, historical abbey with café/information centre, convenience shop and choice of

places to eat and drink. The Pembrokeshire & Ceredigion coastlines are within a few miles, known for their spectacular scenery they are a draw for locals and tourists alike. Poppit Beach is literally just down the road and is a splendid family friendly beach.

## **LOUNGE**

14'3 x 11'9 (4.34m x 3.58m)

Entered via half glazed stable door, exposed original pine floor, multi fuel burner on tiled hearth, double glazed window to front with fantastic panoramic views, radiator, stairs to first floor, door to;

## **DINING ROOM/STUDY/ BEDROOM 3**

13'9 x 9' (4.19m x 2.74m)

Exposed original pine floor, window to front with panoramic views, radiator, decorative Godin stove on slate hearth.

## **KITCHEN**

10' x 9'7 (3.05m x 2.92m)

Original tiled floor, range of modern base units with worktop over, stainless steel single drainer sink, plumbing for washing machine, space for cooker and fridge, radiator, door to;

## **BATHROOM**

9'6 x 6'4 (2.90m x 1.93m)

Low level WC, wash hand basin, bath with

shower over, radiator, obscure double glazed window to side, tiled floor.

## **PORCH**

8'6 x 6'4 (2.59m x 1.93m)

Half glazed door, further half glazed door to front of property, door to rear of the property, window.

## **FIRST FLOOR**

### **LANDING**

Exposed original pine staircase, exposed original pine floor, doors to;

### **BEDROOM 1**

14'2 x 9'7 (4.32m x 2.92m)

Exposed original pine floor and A frame, painted stone wall, radiator, Velux window to front, double glazed window to side overlooking the garden.

### **BEDROOM 2**

7'2 x 4'7 (2.18m x 1.40m)

Exposed original pine floor, exposed brick wall which would have been a original chimney breast, Velux window to front, exposed A frame.

### **SEPARATE WC**

Low level WC, wash hand basin with light above, Velux window, exposed original pine floor.

### **EXTERNALLY**

The property is accessed via a gated entrance onto two patio seating areas with views

over the whole of the village over towards Cardigan, across the estuary and rural views beyond. There are well established shrubs. Attached to the property is a **STONE OUTBUILDING** with power and lighting connected. The main garden lies to the side of the property with stone steps up to a **GLASSHOUSE**, a few more steps take you up to a further patio seating area where you can again enjoy the views. Beyond there is a gentle sloping lawned area with 3 fruit trees and shrubs. There is access to the rear of the property ideal for any maintenance required.

### SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property.

### VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail [cardigan@johnfrancis.co.uk](mailto: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 by the Eagle pub for St Dogmaels. Head into the village and climb the hill passing the Fish & Chip shop and at the junction turn left and carry on up this hill until you see the right hand turning for Alltfach on your right. Proceed up the hill a short distance and the property can be found set back on the right hand side. For viewings we recommend you park on the main village road and walk to the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	<div>54</div>	<div>85</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**John.**  
**Francis**