



Noddfa House, Cwmins, St. Dogmaels, Cardigan, SA43 3HF

Offers in the region of £199,950

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CARDIGAN
BAY
PROPERTIES

EST 2021



Noddfa House, Cwmins, St. Dogmaels, SA43 3HF

Offers in the region of £199,950

- 2-bed semi-detached cottage
- Elevated position with views
- Solid-fuel central heating
- 2.2 Miles to Poppit Sands Beach
- Pretty, character cottage
- Popular St Dogmaels village
- Garden to front
- Walking distance to village amenities
- 1.8 Miles to Cardigan town
- EPC rating: E

About The Property

A delightful cottage set in an elevated position in St Dogmaels, with beautiful views down over the village and the estuary beyond, with an enclosed low maintenance front garden, all within walking distance of the local amenities this pretty and popular village has to offer.

St Dogmaels is a much sought-after village, with a great community and local amenities, such as a village shop, primary school, village pub, cafes, restaurants, art galleries, the St Dogmaels Abbey, mill and so much more, with additional larger amenities in the popular market town of Cardigan, which is only 1.5 miles away. St Dogmaels is also a short drive to the wonderful sandy beach, Poppit Sands and the Pembrokeshire coastline and coastal path around Cardigan Bay.

The entrance to the property is up a footpath to the front door. This opens into a small porch with a useful storage cupboard, ideal for boots and coats, and another door opens into the lounge. The lounge is a cosy room with a pretty built-in multi-fuel burning stove on slate hearth and surround, this is used to heat the central heating and hot water during the winter months (the immersion heater heats the hot water when this is not in use), a useful storage cupboard, stairs to the first floor and a door into the kitchen. The kitchen has bespoke brick-built open-fronted base units, with a worktop over, a butler sink, space for appliances, and space for an electric cooker. There is also a space for a dining table and a door into a pantry.

On the first floor is a landing with a generous storage cupboard, access to the loft and doors to the bedrooms and family bathroom. The master bedroom is a good-sized double, with lovely views to the front and a door to the airing cupboard that houses the hot water tank with an immersion heater. The second bedroom is a spacious single with views out to the front and down to the estuary.



Details Continued:

The family bathroom has a bath with an electric shower over, a WC and a wash hand basin. The attic is accessed off the landing and is of a good size. The owners have informed us that, subject to obtaining the necessary planning regulations, this space has the potential to be renovated into a third bedroom if needed.



Externally:

The property is approached off a minor road. There is no parking with this property however there is ample room to park outside on the street just in front of this cottage. A path leads up off the road to the front of the cottage. This path is a public footpath and carries on past the front door and around to the side and back of this cottage. The garden is in front of the property, with the public footpath going between the house and its garden. The garden is enclosed with fencing all around, and is of low maintenance with areas separate off into a decked area, ideal for sitting and taking in the lovely views to the front, a patio which is ideal for al-fresco

dining and entertaining, and flower beds with slate paths between. To the rear is a small area for access to maintain the rear wall, and there is an outside water tap to the side.

Porch

2'11" x 3'7" (0.90m x 1.10m)

Lounge

13'3" x 14'0" max (4.04m x 4.28m max)

Kitchen/Diner

13'3" x 8'9" max (4.04m x 2.69m max)

Landing

6'9" x 7'4" max, l shpaed (2.06m x 2.26m max, l shaped)

Bedroom 1

11'0" x 10'7" (3.36m x 3.23m)

Bedroom 2

6'3" x 12'4" (1.91m x 3.78m)

Bathroom

7'7" x 5'6" (2.33m x 1.70m)

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: D (Pembrokeshire County Council).

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 in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

BROADBAND: Superfast available - Max download speed - 75 Mbps Max upload speed - 20 Mbps PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

VIEWING INFORMATION: There is a public footpath that runs in front of this property and goes down the far side and behind the property, it runs between the house and its garden. There is a small wooden shed to the side of the house, this is owned by the property but sits on land that is not owned by this property. It has been here for about 17 years (being put there by the previous owners). There is no gas to the property however we have been informed by the owners that mains gas runs up the road to the front of this property and it could be connected up, subject to costs, if the new owners wished. There is no rear garden with this property, only a small section for access to the rear walls of the property. There is no off-road parking, but ample room for on-street parking in front of this property.

HW/HW/08/OK





Directions

From Cardigan head over the old town bridge and turn right onto St Dogmaels road. Carry on into the village of St Dogmaels, and go up the high street. Turn left (straight on) at the top of the high street (do not turn for Poppit), and follow the road up to the next sharp bend. Go straight on again (left turn) and carry on up the hill into the Cwmins area of St Dogmaels. You will see this property on the right-hand side, elevated above the road, just before you get to

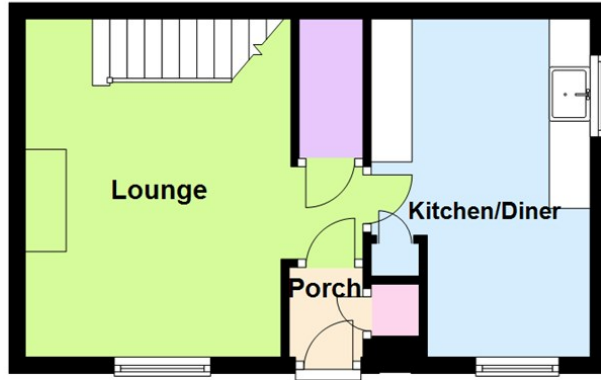
INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

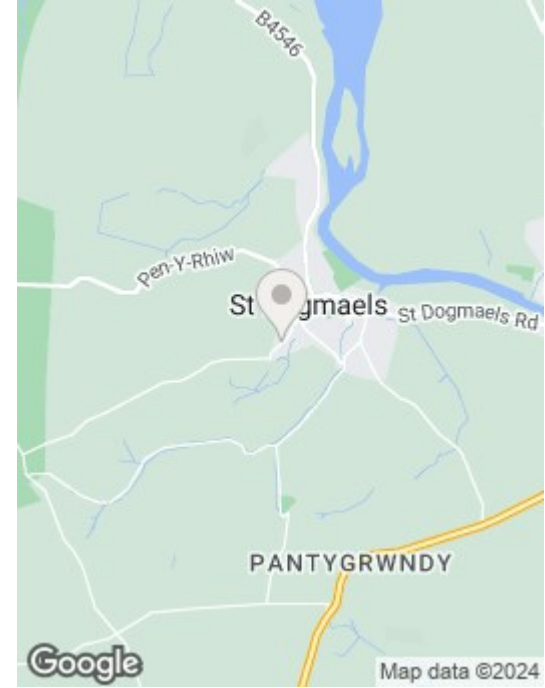
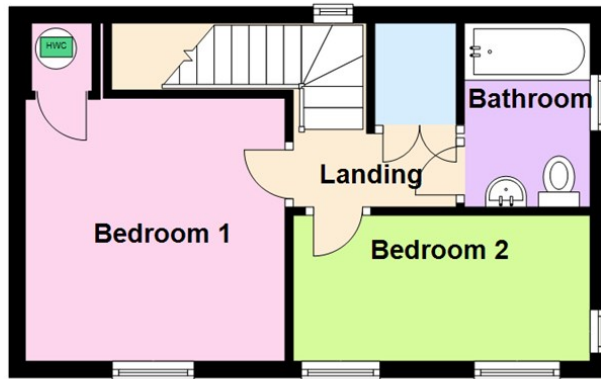
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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