



37, Maeshyryd, Cardigan, SA43 3ES

£220,000



CARDIGAN
BAY
PROPERTIES

EST 2021





37, Maeshyryd, St. Dogmaels, SA43 3ES

£220,000

- 3 Bedrooms
- Ex local authority
- Teifi estuary views to rear
- Popular St Dogmaels village location
- Sunroom
- Semi detached House
- Gardens to front and rear
- Only 1.7 miles to Poppit Sands Beach
- Attic room
- EPC rating ; B

About The Property

This 3-bedroom semi-detached ex-local authority house offers a comfortable and charming living space with thoughtful details and pleasant surroundings, located in the heart of St Dogmaels, this 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.

Upon entering, the hallway welcomes you with ceramic tiled flooring, doors lead off to the lounge, dining room, and stairs to the first floor. The lounge benefits from a window overlooking the front garden, it features laminate flooring, a painted wooden mantle with a marble composite hearth, the owner has informed us there is a log burner behind the board, situated in the fireplace, additionally, there are picture rails, built-in shelving, and a feature arch on the wall. The dining room also overlooks the front garden and also has laminate flooring. A door leads off to the kitchen. The kitchen is equipped with a range of base and wall units, a one-and-a-half sink with a drainer, and space and plumbing for appliances such as a fridge, freezer, washing machine, and electric oven. A glazed door leads to the sunroom, and there's also access to the shower room from here. The sunroom, constructed of wood with uPVC cladding and a uPVC roof, and overlooks the rear garden and provides a pleasant space to relax. The shower room features a wash hand basin with storage underneath, a WC, and an electric shower with a double-sized enclosure.



Continued:

On the first floor, there are two double bedrooms overlooking the front garden, one of which has a built-in cupboard, additionally, there's a single bedroom overlooking the rear garden and the Teifi estuary beyond. This room also has a built-in wardrobe and a boiler cupboard. The family bathroom benefits from a bath with shower over, a w/c and a wash hand basin. Also accessed from the first-floor landing is a ladder staircase leading to the attic room. The attic room offers lovely

views over the Teifi River and estuary beyond, thanks to three skylights. It also benefits from under-eaves storage but has restrictive headspace.

Externally the house has been re-rendered in July - September 2023 and benefits from a 10-year guarantee. It has gardens both to the front and rear with a pathway down the side of the property, with a metal gate at the end to enclose the rear garden. The front garden has a range of flowers and mature shrubs, the rear garden has a variety of

flowers and shrubs, and it is a wildlife haven with a pond and a pathway leading you to the rear of the garden, this space has been allowed to re-wild to encourage the local wildlife, flora and fauna. There is a paved patio area located to the front of the sunroom, with a garden shed to one side, this is an ideal space for relaxing and enjoying the natural surroundings.

Overall, this home offers a blend of comfortable living spaces, practical features, and a delightful connection to nature with its gardens and views.

Hallway
10'9" x 3'0" (I shape)

Lounge
10'5" x 10'4"

Dining Room
14'1" x 10'9"

Kitchen
14'8" x 10'10" (max I shape)

Sun Room
10'6" x 7'5"

Shower Room
9'0" x 3'11"

Garden Shed

Landing
13'10" x 3'3"

Bathroom
6'10" x 5'6"

Bedroom 1
10'4" x 10'5"

Bedroom 2
10'7" x 10'8"

Bedroom 3
10'2" x 7'0"

Attic Room
21'3" x 10'1"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S)
THAT THIS PROPERTY BENEFITS FROM THE
FOLLOWING:

COUNCIL TAX BAND: C - Pembrokeshire
County Council

TENURE: FREEHOLD

PARKING: No Parking, on-street parking
available in the cul-de-sac

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

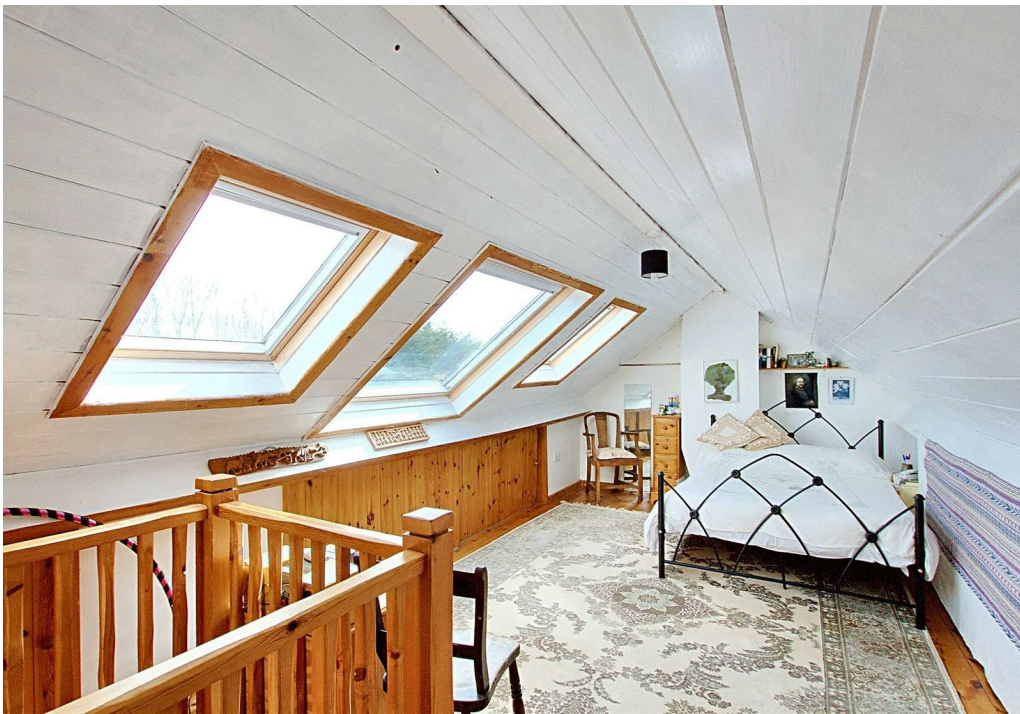
WATER SUPPLY: Mains

HEATING: Gas(Mains) boiler servicing the hot
water and central heating

BROADBAND: Connected - TYPE - Standard
***add in speeds eg - up to 80 Mbps

Download, up to 20 Mbps upload *** FTTP, -
PLEASE CHECK COVERAGE FOR THIS PROPERTY
HERE - <https://checker.ofcom.org.uk/> (Link to





[https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk))

MOBILE SIGNAL/COVERAGE INTERNAL: 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>)

BUILDING SAFETY - The seller has advised that there is none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that the local authority has a right to access services to the front of the property for maintenance etc

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

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Library







From Cardigan head over the old stone bridge and turn right for St Dogmaels. Head into the village and bear right as if heading towards Poppit, take the first right and then the 2nd left into Maeshyryd, the property is the 4th along on the right, with solar panels on the roof.

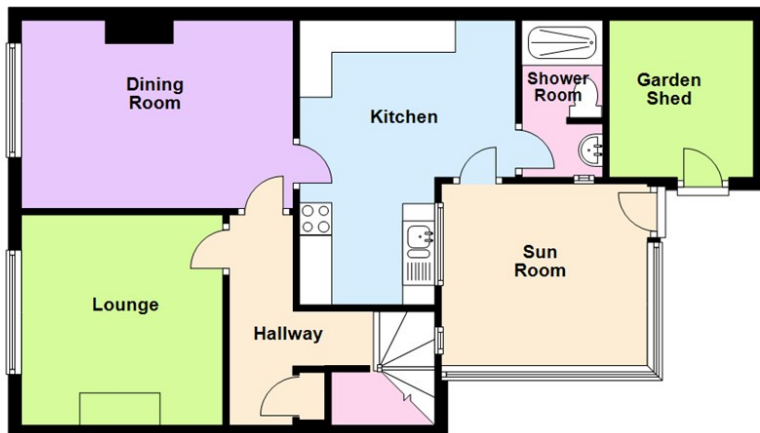
INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

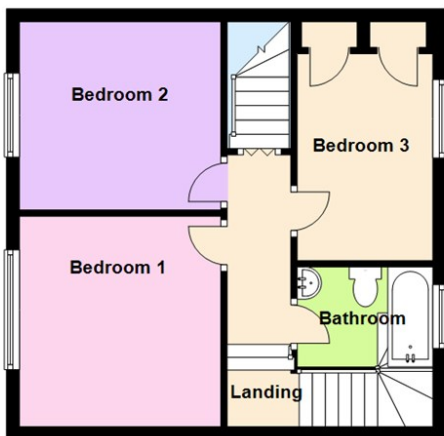
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



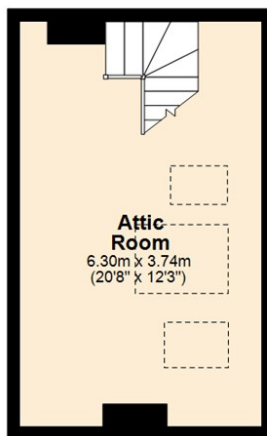
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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