



CARDIGAN  
BAY  
PROPERTIES

EST 2021

47, The Moorings, Cardigan, SA43 3LJ

Offers in the region of £320,000









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

- 4 Bed Semi-Detached House
- Popular St Dogmaels Village
- Ground Floor Bedroom & Shower Room
- Extended & Modernised
- Estuary Views to Front
- Solar Panels & Electric Heating
- End Of Cul-De-Sac Location
- Off Road Parking 2/3 Vehicles
- 1.6 Miles to Poppit Sands Beach
- Energy Rating: D

## About The Property

An extended and beautifully modernised 4 bed property with off road parking and estuary views, situated in the ever popular coastal village of St Dogmaels. St Dogmaels is a much sought-after village, with a great community and local amenities, such as a village shop, primary school, village pubs, 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, in West Wales.

Access into the property is via steps up to the front porch, which gives access to the open plan dining room/lounge/kitchen. This is a beautiful, spacious living area offering views of the estuary to the front, with a recently installed kitchen with matching wall and base units with worktop over, double NEFF ovens, sink with drainer, integrated fridge, freezer and dishwasher and an electric hob with extractor over. The dining area has ample space for a 6 seater dining table, perfect for family gatherings, and enjoys lovely views out towards the estuary. The lounge has a multi fuel burning stove and sliding patio doors giving access to the rear garden. A door leads off the dining area into a hall, with stairs to the first floor and doors off to; the utility room with built in units and space and plumbing for a washing machine, the ground floor shower room (which also houses the hot water cylinder), bedroom 4 (which is a double), a home office, and the side entrance hall (which gives access to the front of the property, via steps). There is also a door out to the rear garden from the hall.

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### Details Continued:

On the first floor, from the landing doors lead to bedrooms 1 (a double, currently used as a home studio) and 2 (a single), both with exposed wood flooring and bedroom 2 benefiting from under eaves storage, further along the landing is bedroom 3 (again a double) and a beautifully fitted family bathroom complete with a bath, wash hand basin on bespoke wooden shelving, and a toilet. All three bedrooms have lovely views of the estuary and countryside with bedroom 3 benefitting from the best views.

### Externally:

The property is accessed via a shared driveway, at the end of the cul-de-sac, offering off road parking on a hard standing area in front for 2/3 vehicles. The front garden is a mix of mature hedgerows, flowers and shrubs along the borders. To the rear is an enclosed, paved patio garden, offering a great space for alfresco dining or relaxing at any time of day. There are also terraced areas which offer further seating areas. There is a very useful summer house/garden room which could be used for a multitude of uses.

Bordered with mature hedges, this is a lovely space to enjoy. There is a small, narrow gate down the far side of the property to give access to the rear garden.

Porch  
6'7" x 3'10" max

Open Plan Lounge/Diner  
27'10" x 14'3" max

Kitchen Area  
8'1" x 10'1"

Utility Room  
7'7" x 5'5"

Hall  
18'2" x 13'10" max, u shaped

Entrance Hall  
6'2" x 5'6"

Office  
6'4" x 6'4"

Shower Room  
6'4" x 7'3" plus cupboard

Bedroom 4  
8'7" x 10'6"

Landing  
9'11" x 13'1" max I shaped

Bedroom 1  
13'6" x 10'0"

Bedroom 2  
7'7" x 9'1"

Bedroom 3  
10'6" x 12'0" max

Bathroom  
6'0" x 7'2"

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: Off-Road Parking - The property has  
shared driveway with next door property (not  
the one attached to it).

PROPERTY CONSTRUCTION: Part Traditional  
Build / Part Timber Framed construction (the  
new extension is timber framed and there is  
some timber cladding on the front and back)  
the new extension is clad in Cedral  
Weatherboard. Most windows are double  
glazed with some timber framed ones  
(kitchen and diner).

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity  
with excess sold back to the grid with a FIT  
Tariff

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion  
heater for hot water with solar iBoost from the  
solar panels to heat the hot water

BROADBAND: Connected - TYPE - Superfast /







Standard \*\*\*add in speeds eg - up to 80 Mbps Download, up to 20 Mbps upload \*\*\* - 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](https://checker.ofcom.org.uk/))

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

RESTRICTIONS: Must not cause a nuisance, annoyance or damage. Property must be used as a private dwelling and not used to run a business from (please note - this could also theoretically prevent being used as a holiday let, although there are many other houses on this particular estate which are being used as holiday lets and have been used as such in the past. No parking of a caravan or house on wheels or similar structure on the property between the dwelling and the front boundary without consent from the company who built the property and the local authority.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

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.

HW/HW/04/24/OK

























#### **DIRECTIONS:**

From Cardigan head over the old stone bridge by the Castle and turn right for St Dogmaels. Proceed through the village, bearing right and heading towards Poppit Sands. As you pass the Ferry Inn Pub on your right hand side, you will see a left turning shortly after (opposite the bus stop) into The Moorings. Turn in here and keep left, following the road up to the top and around to the right. You will see the property on the left hand side, number 47, almost at the end of the cul-de-sac.

#### **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.







### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>58</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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