



Brynawelon, Cardigan, SA43 3LP

Offers in the region of £425,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021





# Brynawelon, Poppit, SA43 3LP

- 3 Bedroom detached cottage
- Views over Cardigan Island, Teifi estuary and the sea beyond
- Parking for 4 cars
- Character features
- Lawned garden overlooking the sea.
- Stunning coastal location
- Detached garage & storage
- Close to Poppit Sands
- Inglenook fireplace
- EPC Rating : E

## About The Property

Nestled in a rural location above Poppit sands, this traditional 3 bedroom cottage is a quaint haven overlooking the breathtaking expanse of the sea, Teifi Estuary, and the majestic Cardigan Island. Close by is St Dogmaels 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. This cottage is a short drive to the wonderful sandy beach, or you could access the Coastal path that flows along the outside boundary of this wonderful properties garden to walk down to the beach.

As you enter, the side porch leads you into the galley kitchen, with a range of worktops, and a sink with a drainer, and a freestanding electric oven. The kitchen transitions into the dining area at the rear, offering the perfect vantage point to admire the panoramic sea views. Adjacent to the kitchen is a utility area, with space and plumbing for a washing machine, with a convenient door leading out to the garden. A further door off the utility area leads to a shower room, equipped with a shower, sink, and WC, this space combines practicality with comfort.

From the kitchen, there is also a doorway into the lounge with character features, from the inglenook fireplace, framed by exposed stone walls, to the gleaming log burner nestled within. Two windows frame the front of the room, offering uninterrupted vistas of the sea, while a staircase leads to the first floor. An additional door off the lounge grants access to bedroom one. Bedroom one exudes a cozy charm, boasting comfortable space for a double bed, a wardrobe for storage, and captivating sea views. A feature fireplace adds a touch of traditional elegance to the room.

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Continued;  
Ascending the stairs, a small landing reveals a cupboard area, providing practical storage solutions. From here, doors lead to the further two bedrooms, each offering intimate spaces with beautiful views of the sea and estuary. Though these rooms may have limited headspace, they have sea views, exposed painted beams, and various storage options.

Externally  
To access this property there is a

private gated driveway accessed off a B road. As you enter through the gates, the driveway leads you towards the detached garage and on to the main house, all benefiting from sea and estuary views beyond. The detached garage and storage outbuilding offers practicality and convenience, there is ample parking space for up to four cars. A pathway encircles the cottage providing access around the property. The main garden, situated to the side of the cottage, is mainly lawn, with trees

and bushes punctuating the landscape, creating natural boundaries with the surrounding countryside.

As you stroll through the garden, the sea views serve as a captivating backdrop, a constant reminder of the enchanting location in which you find yourself. A seating area beckons, strategically placed to maximize the enjoyment of the scenery's coastal landscape.

In this unique idyllic retreat, the stunning sea views serve as a constant reminder of the beauty that surrounds it.

Porch

3'4" x 3'2"

Kitchen

25'2" x 7'8" (max)

Lounge/Dining Room

15'5" x 14'11"

Bedroom 1

14'2" x 9'9"

Utility Area

4'11" x 2'10"

Shower Room

5'7" x 5'0"

Bedroom 2

14'5" x 10'1" (max restricted head space)

Bedroom 3

14'3" x 9'3" ((max restricted head space)

Garage & Storage

15'4" x 9'2" (min)

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water & Log Burner in lounge.

BROADBAND: Not Connected - - PLEASE

CHECK COVERAGE FOR THIS PROPERTY

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

MOBILE SIGNAL/COVERAGE INTERNAL:

Expected 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 is none that they are aware of.

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

**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. The Coastal Path runs along the outside boundary of this properties garden.

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

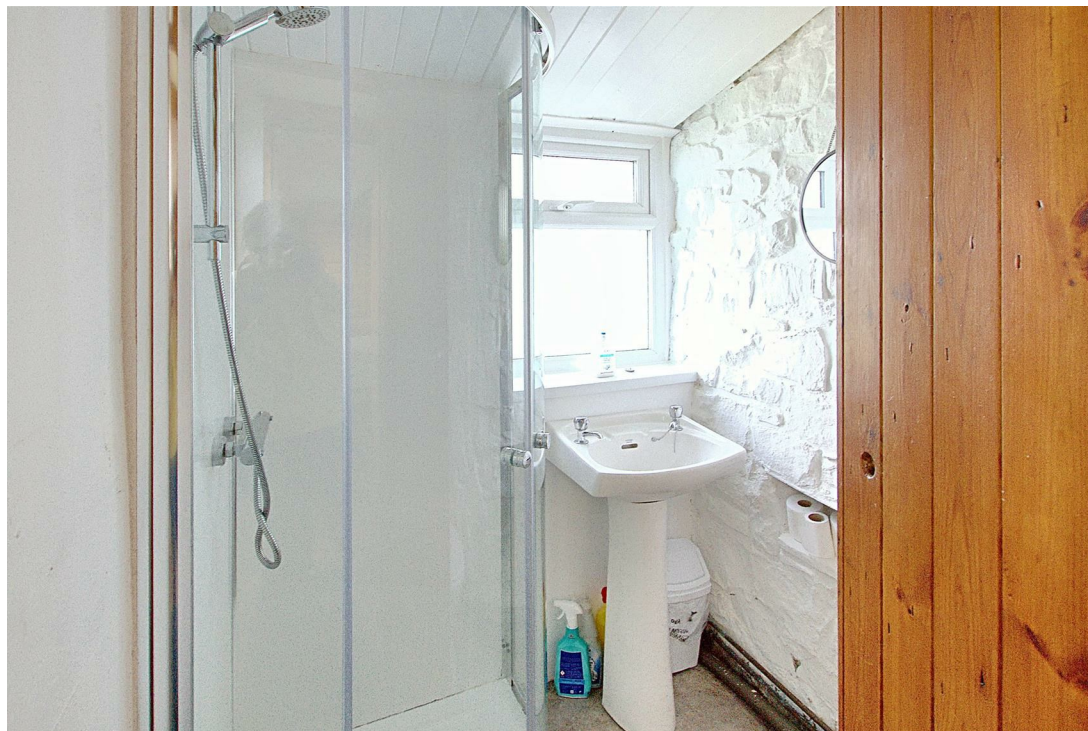
**GENERAL NOTE:** All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

**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.

TR/TR/04/24/OK/TR















#### **DIRECTIONS:**

From Cardigan head over the old stone bridge and turn right for St Dogmaels. Drive through the village and continue into Poppit, continue on this road passing the car park on your left, pass the lifeguard building, and continue up around the left-hand bend, continue on this road for just under a mile, the property is denoted by our for sale board, it is located on the right (What3words;   
///sunbeam.topped.basher.)

#### **INFORMATION ABOUT THE AREA:**

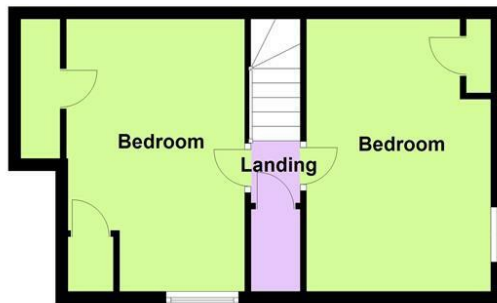
Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

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