



Pembroke House, High Street, Cardigan,

SA43 3ED



CARDIGAN
BAY
PROPERTIES

EST 2021





Pembroke House, High Street, St. Dogmaels, SA43

Offers in the region of £280,000

- Charming mid terrace with character features
- Located in popular village of St Dogmaels
- Central village location
- 3 bedrooms plus attic room
- Modern Kitchen/dining plus 3 reception rooms
- NO CHAIN
- Slightly elevated rear garden with blossom trees
- Only 7 minute drive to Poppit Sands Beach
- Just over a mile from Cardigan town.
- EPC rating: D

About The Property

**** NO CHAIN **** Nestled in the heart of the picturesque village of St. Dogmaels, this charming mid-terrace stone cottage is located on the High Street in the village. The property boasts three bedrooms, plus a delightful attic room, inviting reception rooms and kitchen/diner.

St Dogmaels is located on the estuary of the river Teifi, which provides many walking opportunities. The local shops, post office, pubs, primary school and other amenities are all within walking distance of this property. The village is steeped in history with the old Abbey and offers lots of community activities throughout the year. Close by is the neighbouring market town of Cardigan and the fantastic dune-backed sandy beach of Poppit Sands, in Cardigan Bay, West Wales.

The property is accessed via a metal gate into a pretty front garden, bordered by railings and planted with established planting, which enhances the curb appeal of this residence. As you step inside you are greeted by traditional features and character. From the hallway there are doors leading off to both front reception rooms, a smaller rear reception room, kitchen, under-stairs storage and stairs leading up to the first floor.

The living room benefits from a bay window offering natural light and views to the front with a MORSO multifuel stove (which is not currently used). The second sitting room also has a lovely matching bay window, feature fireplace and traditional-style storage cupboards in each alcove, one of which houses the main gas connection into the property. The study in the rear is a charming space used as a 'snug' and has a feature fireplace with oven and wall storage cupboards as a throwback to the former kitchen with a window overlooking the rear hallway.



Details Continued:

The modern kitchen/dining area is a focal point of the home, with matching wall and base units including an integral dishwasher, tiled floor, gas hob with extractor over, waist height electric oven, ceramic 1.5 sink with drainer and mixer tap, gas Rayburn (Royal) range cooker (which will require servicing as it is currently un-used). There is also space for a washing machine, fridge freezer and table with chairs, offering a stylish space to prepare and enjoy meals together or to entertain guests.

From the kitchen, there is a doorway into a rear porch with access to the rear garden and a doorway leading into a former coal shed/bunker and

functioning downstairs W/C, washroom. There is space above this area which was formally used as an old garden shed which can only be accessed via the garden outside. This space has the potential for many uses but needs updating. The under-stairs storage area is a great space with steps leading down from the hallway providing a unique space with original slate flooring and a small low-level feature window (which opens out to the kitchen).

Upstairs there is an airing cupboard with sliding doors and a radiator located on the turn point of the first set of steps before you get to the landing which provides handy storage space

for any home. From the landing, there are doors leading off to the bedrooms, and bathroom with a second set of stairs leading to the attic room. Both front bedrooms are double rooms (one of them benefits from built-in storage cupboards and the other from bespoke wardrobes) with feature fireplaces, and windows overlooking the front of the property plus a partition wall between the rooms, Bedroom three is located to the rear of the property and is a single room with a window and a small little cupboard located in the wall. The bathroom benefits from a walk-in double shower, W/C, wash hand basin with storage under, two windows, a tiled floor and a partially tiled wall around the shower area. The wall-mounted gas boiler is also located in this room in a corner cupboard with storage under.

The upper landing leading to the attic room has restrictive head height in places and a storage area halfway up. Once in the attic room there are lovely exposed floorboards, an exposed stone wall at one end and a Velux window.

Externally:

Outside, the rear garden is a lovely retreat, complete with blossom trees and lawned area's with a garden path running down the middle. From the rear door there is a pathway running along the back of the kitchen with a wall separating the raised garden area which can be accessed via steps. Here you can enjoy some alfresco dining and sit and enjoy the outside space. The garden shed can be accessed from the main garden, but is not currently used and is in need of updating.

All located in the popular St Dogmaels village.

Entrance Hall
3'2" x 20'0" max

Living Room
10'7" x 12'5" max (excluding bay)

Sitting Room
9'8" x 13'11" max (excluding bay and alcoves)

Study
8'11" x 7'3" max

Under Stairs Storage Room
5'10" x 7'11" max

Kitchen/Dining
11'1" x 13'8" max

Rear Porch
2'11" x 7'1" max

Coal Shed
4'3" x 6'2" max

Downstairs W/C
5'5" x 5'10" max

First Floor Landing
12'7" x 5'10" max

Bedroom 1
13'10" x 12'8" max

Bedroom 2
12'6" x 12'4" max

Bedroom 3
7'3" x 9'7" max

Bathroom
7'2" x 10'10" max

Upper landing
5'10" x 3'2" max

Attic Room
14'4" x 25'5" max

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: There is no parking with this property, however there is a public car park nearby operated by Pembrokeshire council with one permit per household - (the owners have advised us at a cost of £23 covering the period 1 March to 31 October 2024). Additional (higher cost) permits can be obtained via the council.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

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

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: Signal Available, the sellers have advised us that signal is stronger the higher up in the house you are - 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 sellers have advised us that there may be an asbestos roof on an unused outbuilding (this is untested)

RESTRICTIONS: The sellers have advised us the area is a conservation area.

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 rear garden is accessed from inside the house only, with steps leading up from the rear door. The owners have advised us the log burning stove in the lounge and the gas fired Rayburn in the kitchen have not been used and will need to be further investigated and serviced by the new owners. There may be an asbestos roof on an unused outbuilding (this is untested).

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/CY/05/24/OKTR













Head out of Cardigan over the old bridge and turn right for St Dogmaels. Carry on into the village, and up the high street. Go past the Fish & Chip Shop on the left and the property is further up the road on the left, denoted by our for sale board. Please park in the public car park which is found on the right-hand side before you get to this property.

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.





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) A | | |
| (81-91) B | | 82 |
| (69-80) C | 66 | |
| (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 Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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