



Rhoslwyn, Cwmdegwel, Cardigan, SA43

3JH



CARDIGAN
BAY
PROPERTIES
EST 2021

2 1 1 E



Rhoslwyn, Cwmdegwel, St. Dogmaels, SA43 3JH

Offers in excess of £250,000

- 2 bed detached cottage
- Fully modernised and updated over the years
- With character features and charm
- Patio areas and tiered garden to the side
- Bosch appliances in the kitchen
- Wood burning stove
- On street parking
- Only 7 minutes' drive to Cardigan town
- Less than 10 minutes' drive to Poppit Sands Beach
- Energy Rating: E

About The Property

Tucked away in the Cwmdegwel area of the charming coastal village of St. Dogmaels, this detached stone cottage is a true gem waiting to be discovered. Boasting original features that exude character, this property has been tastefully modernised to offer the perfect blend of old-world charm and contemporary comfort.

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.

Access to the property is up some steps off the roadside to the front of the cottage, with the main front door in front of you, which leads directly into the lounge, and a door accessed off the patio to the side which enters into the kitchen. Both doors are UPVC stable doors.

The kitchen is a fully fitted modern kitchen with wooden worktops and benefits from built-in Bosch induction hob, electric oven, integrated dishwasher & microwave, a stainless-steel sink/drainer, space and plumbing for a washing machine under the stairs, and space for a small kitchen table and a free-standing fridge freezer. There is a glass door leading into the cosy lounge, with a wood-burning stove on a slate hearth with stone surround and shelving on one side, and an open staircase up to the first floor.

On the first floor is a small landing with an airing cupboard, and doors to two double bedrooms, with the master benefitting from a UPVC stable door opening out onto the top patio, offering stunning views over the garden, the valley and onto Gwbert and Poppit sands and the sea. The modern family bathroom has a vanity sink unit, a bath with an electric shower over and a toilet.



Externally:

The property is found on a small country lane leading through the Cwmdegwel area of the village, there are on-road parking spaces available directly in front of the property, and steps lead up to the front door and a small area to the front planted with roses and mature shrubs. A small gate leads to the side where you'll be greeted by a quaint patio area, ideal for enjoying a morning cup of tea or hosting intimate gatherings. One of the standout features of this delightful home is

the additional garden to the side, offering stunning views of the distant estuary down to Gwbert and Poppit Sands. Imagine unwinding in this picturesque setting, taking in the tranquil surroundings and enjoying the beauty of nature right at your doorstep. This garden area is accessed via slate steps up from the patio, with a path leading down one section, and more steps leading up to the top section where there is another patio area (directly outside the door to the master bedroom, and

up to the top garden tier which has a lovely spot for a bench, perfect for taking in the far-reaching and distant sea and estuary views.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a charming home to create lasting memories, this house offers endless possibilities. Don't miss the opportunity to make this character-filled property your own and experience the idyllic lifestyle it has to offer in the pretty and popular village of St. Dogmaels.

Kitchen

13'10" x 10'4" max

Lounge

13'5" x 13'1" max inc alcove

Landing

8'9" x 4'11" max, inc stairs

Airing Cupboard

4'10" x 2'0"

Bedroom 1

8'9" x 15'7" max

Bedroom 2

13'6" x 8'0"

Bathroom

10'5" x 4'8"

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: On-Street Parking - first come first served basis.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Modern Electric Heating and Electric Storage Heaters with immersion heater for hot water

BROADBAND: Connected - TYPE - Superfast - up to 79 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)

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 are none that they are aware





of, however please note the property is accessed up steps from the roadside, and there are steps up to the garden area.

There are no railings.

RESTRICTIONS: The property is in a designated 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 a neighbour has attempted to get planning on a plot of land next door to the garden to build a dwelling but withdrew the application. It is presumed the neighbour will apply again at some point.

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/07/24/OK









CARDIGAN BAY
PROPERTIES
FOR SALE
AS WORTH
01223 062 000





DIRECTIONS:

From Cardigan, head into St Dogmaels. Turn left opposite the BV Rees Car showroom and follow the road up, do not turn off this road and stay on it into Cwmdegwel, go past a row of properties on your left, then there is a gap then there are more properties on the left, this house is the first one on the left after the gap.

What3Words: ///fitter.noise.unstated

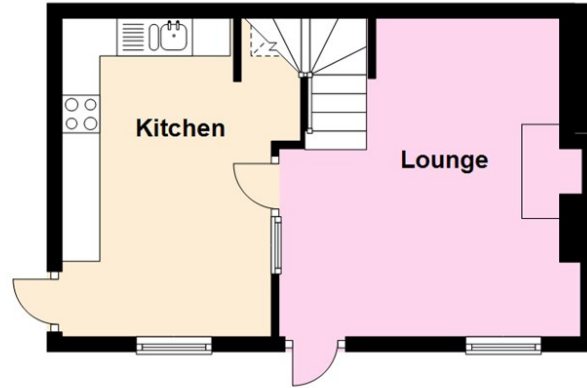
INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

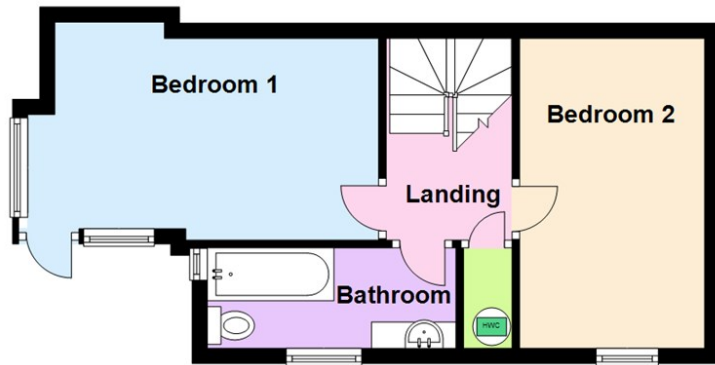
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Helen on 01239 562 500 or helen@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

www.cardiganbayproperties.co.uk



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