



Seren Glas, 1 Jones Terrace, Pilot Street, St. Dogmaels, Cardigan, SA43 3EY

Offers in the region of £190,000

 1  1  1  D



**CARDIGAN
BAY
PROPERTIES**

EST 2021



Seren Glas, 1 Jones Terrace, Pilot Street, St.

- Semi detached cottage
- Front patio garden
- Stunning views over the Teifi estuary from bedroom, attic room and rear gardens
- Central village location in popular St Dogmaels
- Attic room
- Character features including 2 log burners
- Tiered rear garden
- 5 Minute drive to Poppit Sands Beach & Coastal Path
- Close to Cardigan town
- EPC Rating

About The Property

Nestled in the charming Pilot Street of St. Dogmaels, Cardigan, this is a character 1-bedroom semi-detached cottage. Offers a blend of modern comfort and classic charm, this property boasts a spacious layout that includes an open plan living/dining room, kitchen, and a spacious Bedroom (which was originally 2 rooms and can be converted back as the original 2nd doorway is still in situ), a family bathroom, and a substantial loft room.

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.

Step inside to find a welcoming atmosphere with wooden flooring, exposed stone walls, and two wood-burning stoves creating a cosy ambience. The kitchen has a range of base units, a stainless steel sink, a gas hob, and an electric oven with a beautiful lantern window in the roof. The first floor features a Bedroom with exposed beams and the option to reinstate the partition for two separate rooms, with views over the river Teifi, a stylish bathroom with a freestanding bath and shower over, a sink and w/c with built-in storage cupboards, accessed from step in the landing there is a versatile loft room that could be adapted for a variety of uses with two velux windows offering beautiful views over the Teifi Estuary and beyond.

Offers in the region of £190,000



Continued ;
Outside, the property is accessed via steps up to the front door, with a paved seating area at the front, tiered gardens at the rear with stunning estuary views, and a Roof Terrace perfect for enjoying the outdoors. The owners have informed us that they currently rent a parking space from the local chapel, the previous owners had the same arrangement, so there is a possibility that the new owners could arrange a similar agreement.

With its character features, modern amenities, and picturesque surroundings, this cottage on Pilot Street is a rare find that promises a delightful living experience. Don't miss the opportunity to make this charming property your new home sweet home in the heart of St Dogmaels.

- Porch
6'2" x 3'1" (1.883 x 0.948)
- Lounge/Dining Room
14'6" x 20'0" (4.425 x 6.097)
- Kitchen
12'9" x 7'4" (3.900 x 2.260)
- Landing
8'6" x 3'8" (2.614 x 1.138)



Bedroom 1
14'3" x 11'0" (4.355 x 3.376)

Bathroom
8'8" x 7'11" (2.663 x 2.427)

Attic Room
14'7" x 14'6" (4.452 x 4.430)

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
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas, Mains boiler servicing the hot water and
central heating also 2 Solid Fuel burners in the

lounge/dining room
BROADBAND: Connected Standard - 79mbps - 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: The seller has advised that there are
none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there
are steps up off the road to the property's own steps,
which have shared access with the property next door
to this one. The rear garden behind the house is
terraced and up steps which are shared with next
door.

FLOOD RISK: 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.

OTHER COSTS TO BE AWARE OF WHEN
PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to
pay this if you buy property or land in Wales, this
is on top of the purchase price. This will vary on
each property and the cost of this can be
checked using the Land Transaction Tax
Calculator on the Gov.Wales website
[https://www.gov.wales/land-transaction-tax-](https://www.gov.wales/land-transaction-tax-calculator)
calculator.

BUYING AN ADDITIONAL PROPERTY: If you own
more than one residential property, you could be
liable to pay a higher rate of Land Transaction
Tax (sometimes called second home Land
Transaction Tax). This will vary on each property
and the cost of this can be checked using the
Land Transaction Tax Calculator on the
Gov.Wales website [https://www.gov.wales/land-](https://www.gov.wales/land-transaction-tax-calculator)
transaction-tax-calculator - we will also ensure
you are aware of this when you make your offer
on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID
AND PROOF OF FUNDS: As part of our legal
obligations to HMRC for Money Laundering
Regulations, the successful purchaser(s) will be
required to complete ID checks to prove their
identity via our partners, Lifetime Legal, at a cost
of £55 per property transaction. We will arrange

for them to call you once an offer has been
accepted. Documents required for this will be a
valid 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 any bank or savings statements from
the last 3 months & a mortgage agreement in
principle document, if a mortgage is required.
Please ensure you have these in place at the
point you make an offer on a property so as to
save any delays.

SOLICITORS/SURVEYORS/FINANCIAL
ADVISORS/MORTGAGE APPLICATIONS/REMOVAL
FIRMS ETC - these also need to be taken into
consideration when purchasing a property.
Please ensure you have had quotes ASAP to
allow you to budget. Please let us know if you
require any help with any of these.

VIEWINGS: By appointment only. Please read the
important essential information provided. The
rear garden behind the house is terraced and
up steps which are shared with next door. There
are steps up off the road to the property's own
steps, which have shared access with the
property next door to this one. The property is
within a conservation area. The owners have
informed us they will be taking the Fitted scaffold
board shelves with them when they move, these
are not included in the sale.

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.

TR/TR/10/24



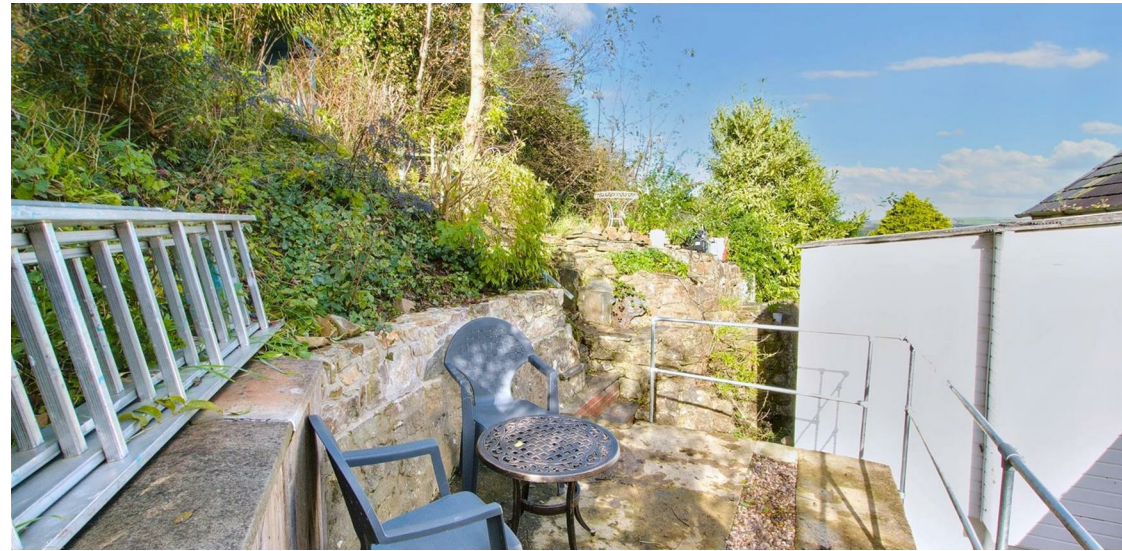


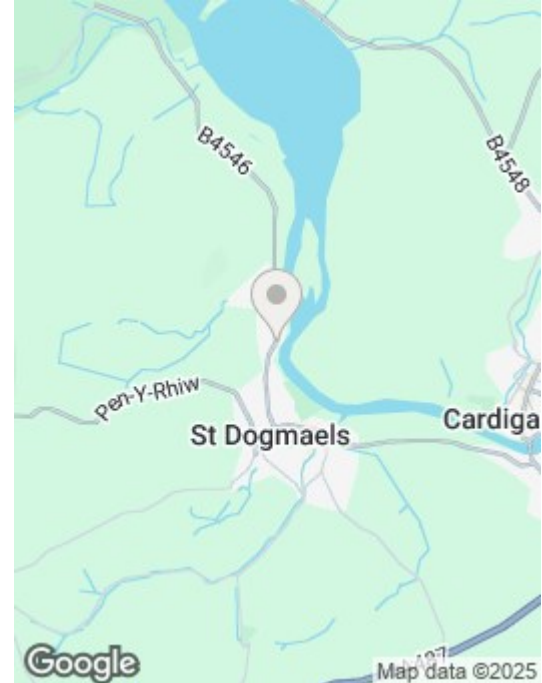
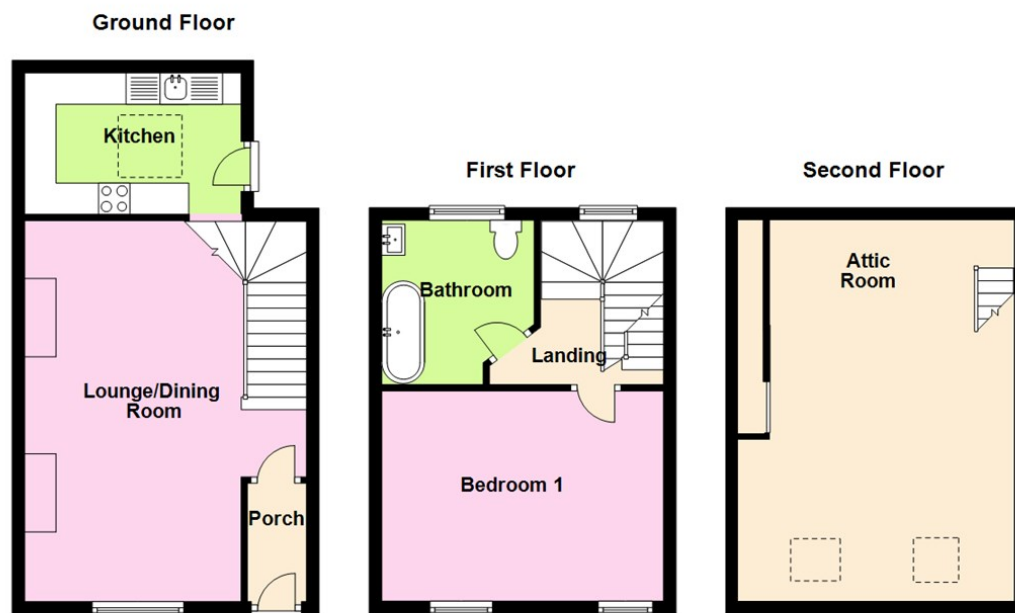
Directions

From Cardigan head out over the old bridge and turn right onto St Dogmaels road, heading for St Dogmaels. Drive through the village and keep following the road right at the top of the high street, heading for Poppit Sands. Drive down Pilot Street, and as you approach the end of this street, the property is located on the left-hand side up the last group of steps


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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(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.

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.

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

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk