



10, Maeshyfyrd, St. Dogmaels, Cardigan, SA43 3ES

Offers in the region of £220,000



CARDIGAN
BAY
PROPERTIES

EST 2021



10, Maeshyfryd, St. Dogmaels, SA43 3ES

- Three double bedrooms, including a main bedroom with built-in wardrobes
 - Modernised interior throughout
 - Family bathroom serving all three bedrooms
 - Outbuildings, including a WC and storage sheds
 - Only 1.7 miles to Poppit Sands Beach
- Estuary views from the rear bedrooms
 - Kitchen/diner with a breakfast bar and built-in storage
 - Enclosed rear garden with lawn and elevated patio area
 - Located in the popular coastal village of St Dogmaels
 - EPC rating : D

About The Property

This three-bedroom semi-detached home in St Dogmaels has been modernised throughout, offering a practical and comfortable living space. Situated within the heart of the village, the property benefits from estuary views to the rear, adding an attractive backdrop to everyday life.

The front entrance leads into a hallway with stairs to the first floor and an under-stairs storage cupboard. To the back of the home, the lounge is a welcoming space with a window overlooking the rear garden, making it a pleasant spot to relax. The spacious kitchen/diner provides a functional area with room for a dining table, built-in storage cupboards, and a breakfast bar. The modern kitchen is well-equipped with a range of wall and base units, an electric hob and oven, a one-and-a-half sink with a drainer, and space and plumbing for a washing machine. as well as a door accessing the rear garden.

Upstairs, there are three double bedrooms, each offering a good amount of space. The main bedroom features built-in mirrored wardrobes and enjoys estuary views, while the third bedroom also benefits from the same scenic aspect while bedroom 2 also benefits from built-in storage cupboards. A family bathroom has a bath with shower over, a w/c and a wash hand basin, providing convenience for all the household.

Externally, the front of the property has steps leading down to the front area and a concrete garden area leading you to the front door. Gated side access down the side provides entry to the rear garden. this area is also enclosed and is utilised as a handy storage area. The rear space is divided into different sections, offering flexibility for outdoor use. The lower level features a lawn, while the elevated section consists of a concrete patio area with steps leading to the back door. Additionally, there are outbuildings in the rear garden that provide useful storage rooms, with one including a WC, the other 3 rooms are handy storage areas.

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Continued

With a well-thought-out layout, modern interior, and practical outdoor space, this property presents a great opportunity for those seeking a home in St Dogmaels with the added bonus of estuary views.

Hallway

9'0" x 6'2" (2.758 x 1.881)

Lounge

13'10" x 11'5" (4.241 x 3.504)

Kitchen/Dining Room

20'11" x 9'8" (6.378 x 2.948)

Landing

12'1" x 9'9" (max) (3.704 x 2.982 (max))

Bathroom

6'9"3" x 5'7" (21.124 x 1.721)

Bedroom 1

11'6" x 11'3" (3.529 x 3.451)



Bedroom 2
11'2" x 8'11" (3.410 x 2.737)

Bedroom 3
10'7" x 8'1" (3.232 x 2.485)

Outbuildings
23'3" x 6'1" (max) (7.098 x 1.871 (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: On-Street 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
BROADBAND: Connected - Standard *** - up to 80
Mbps Download, up to 20 Mbps upload *** FTTP -
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>)
BUILDING SAFETY - The seller has advised that
there are none that they are aware of.
RESTRICTIONS: The seller has advised that this is
an ex-local authority property, with a local
restrictive covenant in place. Any buyer will need

to evidence that they have lived or worked
in the county of Dyfed for the last 3 years
before they can purchase. This will need to
be signed off by Pembrokeshire County
Council. Usual Cul-De-Sac covenants apply
such as: The property must be used as a
private residential dwelling and not have a
business run from it. Owners must not
cause a nuisance to neighbours.

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. This is an
ex-local authority property, with a local
restrictive covenant in place.

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.

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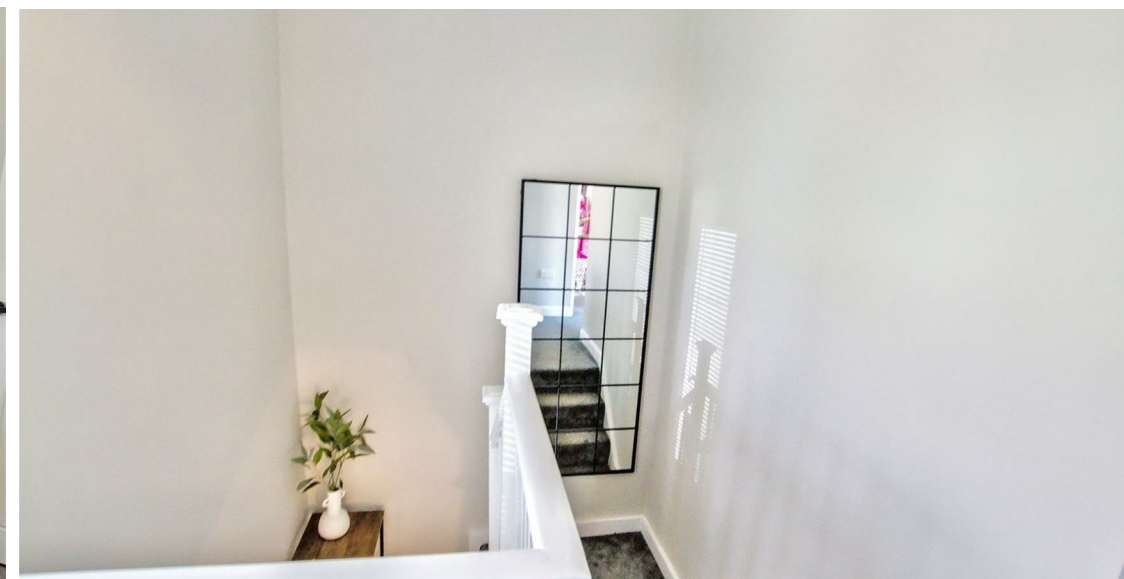
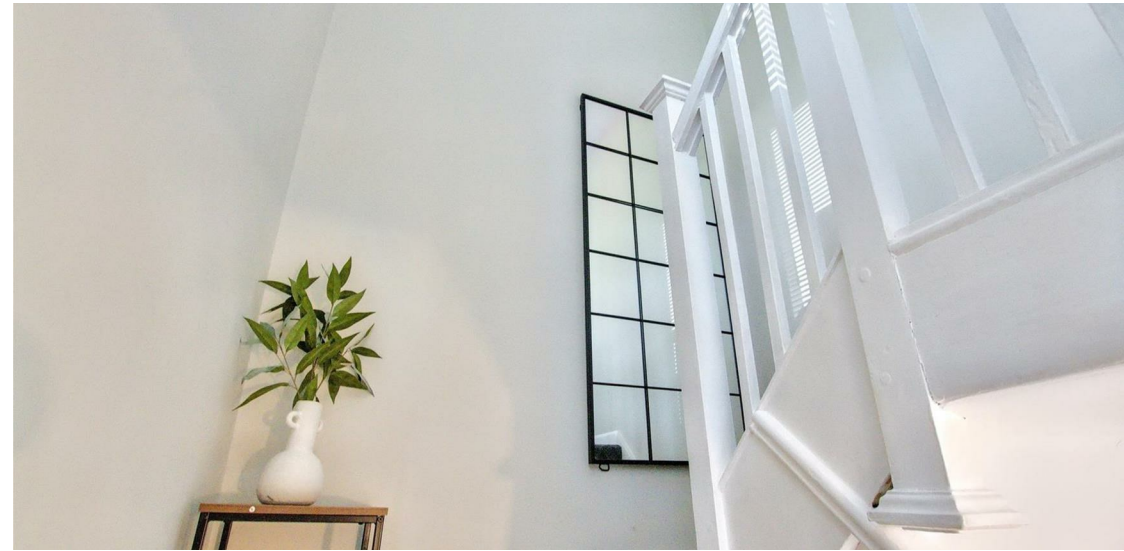


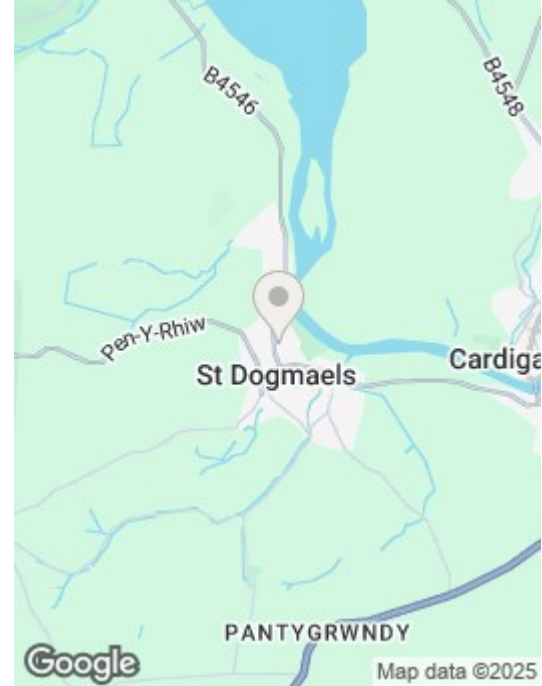
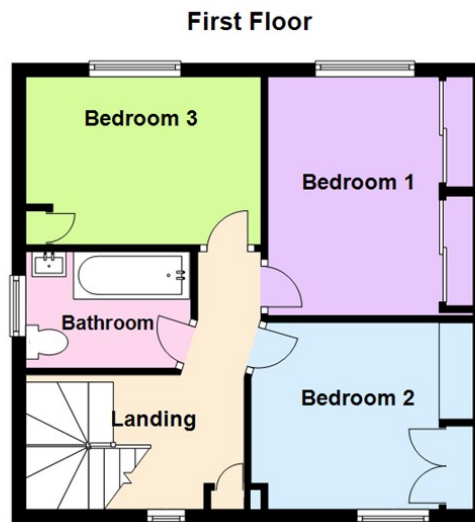
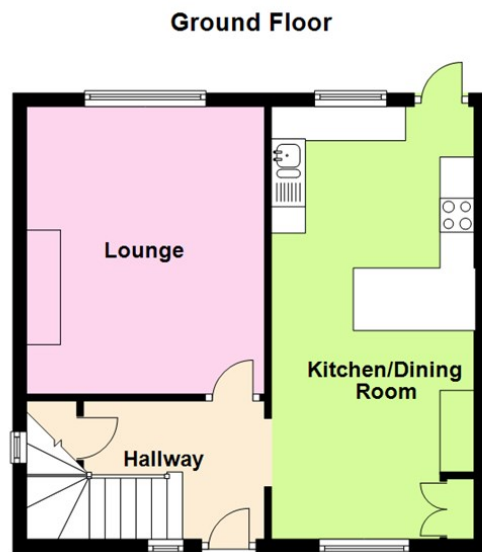
Directions

From Cardigan head over the old stone bridge and turn right for St Dogmaels. Head into the village and bear right as if heading towards Poppit, take the first right and then the 1st left into Maeshyfyd, the property is further along on the right, denoted by our for-sale board.


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		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

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