



Almora, 1 Pembroke Terrace, High Street, Cardigan, SA43 3EE

Offers in the region of £200,000



**CARDIGAN
BAY
PROPERTIES**

EST 2021





Almora, 1 Pembroke Terrace, High Street, St.

- 3 Bedroom House
- Recently Modernised
- Rear Garden & Patio Areas
- Only 7 Minute Drive to Poppit Sands Beach
- Just Over A Mile from Cardigan Town.
- Mid Terrace
- Full of Character Features
- Central Village Location in Popular St Dogmaels
- 2 Bedrooms Plus 3rd Attic Bedroom
- EPC Rating : D

About The Property

A beautiful 3-bedroom terrace house, recently modernised and updated, with a generous sized, mostly level rear garden, nestled in the centre of the popular village of St Dogmaels, which 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 with an enclosed frontage, that gives you an area to utilise in front of the house, the front door leads you into the inner hallway with a glass door into the hallway with an ornate ceiling arch, stairs to the first floor and doors leading off to; the living room, with a window overlooking the front, exposed wooden floorboards and feature fireplace with tiled hearth; The kitchen with matching base units, a single sink with drainer, wall mounted mains gas boiler (that services the central heating and hot water), a window overlooking the rear of the property, a fridge freezer and recessed gas oven (with extractor over), there is also space for a kitchen table with chairs and a door to a convenient pantry space (situated under the stairs). There is also a lovely stained glass feature window which allows light into the stairwell on the opposite wall. There is a boot room with space for storing coats and shoes, a door out to the rear garden and a door to; a utility space with W/C, a basin unit, a dryer, and space and plumbing for a washing machine.

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Continued :

The first floor is accessed via carpeted stairs from the hallway, that pass the beautiful stained glass window from the kitchen. At the top of the stairs, bedroom one is located to your right and the landing is to your left giving you access to bedroom 2, the bathroom and another doorway to the stairs to the attic Bedroom 3. Bedroom 1 is a spacious double room with double-fronted windows and a cast iron feature fireplace with a slate hearth and exposed wooden floorboards. The

bathroom has a tiled floor, single shower, W/C, and sink unit in front of the window overlooking the garden below. Bedroom 2, a single with a window overlooking the rear garden and exposed wooden floorboards. From the landing, a doorway to a staircase leads directly into the attic bedroom 3, with exposed A-frame, wooden floorboards, and double Velux windows overlooking the rear garden and views beyond.

Externally - to the rear, as you

enter the back garden via the door from the boot room, there is a small courtyard area with storage space, and then steps lead you up to the patio area ideal for alfresco dining and entertaining, then onto the lawn with a further gravelled seating area at the end of the garden with views of the village church at the rear.

This is a deceptively spacious, charming cottage, recently updated, located within the heart of the village.

Entrance Hall

8'9" x 3'4"

Hallway

19'3" x 3'4"

Living Room

11'7" x 9'5"

Kitchen

10'10" x 10'9"

Boot Room

8'5" x 6'0"

Utility / w/c

6'1" x 4'2"

Landing

Bedroom 1

15'5" x 9'4"

Bedroom 2

8'11" x 7'8"

Bathroom

6'6".2618'1" x 5'3"

Attic Room / Bedroom 3

22'9" x 15'4" (under eaves)

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: C Pembrokeshire County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that 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.

SERVICES: We have not tested any services to this property.

VIEWING INFORMATION:

The property is tenanted and the end of tenancy would be 22/10/2025. So completion on a sale of this property would have to be after this date There is no parking with this property, however, we have been advised by the owner that





this address gets preferential treatment to park in the public car park just a short walk down from this property, for one parking permit, and the cost is around £25-30 per year. You only need it in the summertime from April to the end Oct as parking in the car park is apparently free over winter. The rear garden is accessed from inside the house only.

TR/CY/12/22/OKTR

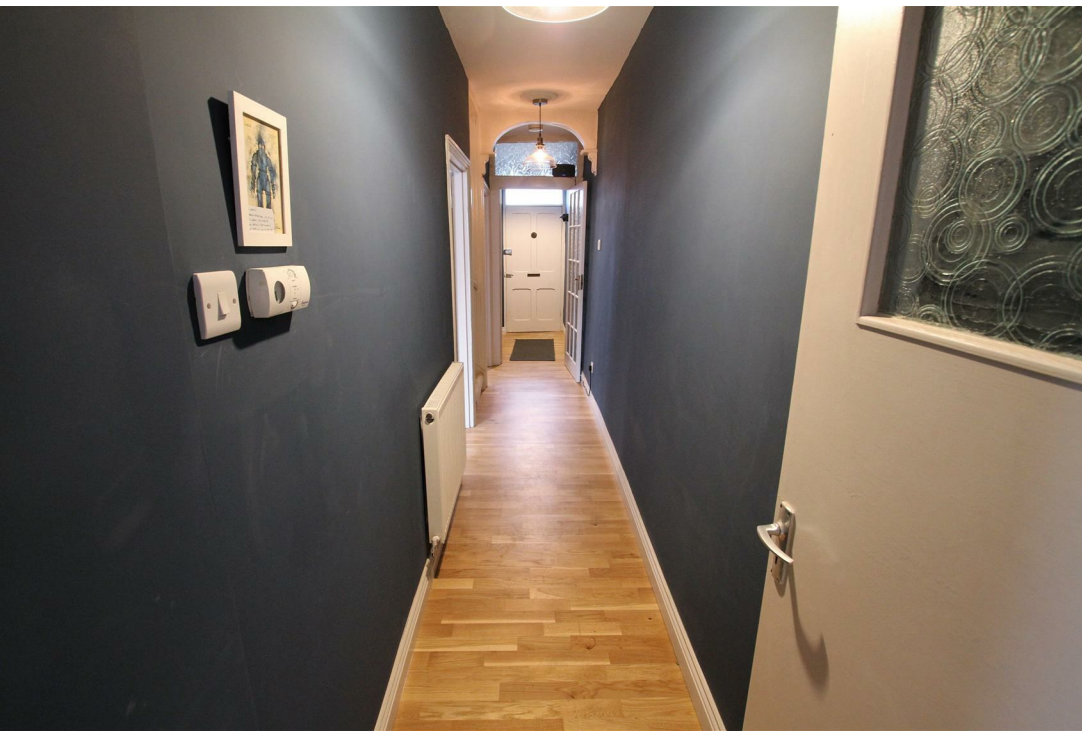














DIRECTIONS:

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(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 Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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