



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Dolwar, High Street, Cardigan, SA43 2SL

Offers in the region of £275,000



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F







# Dolwar, High Street, Cilgerran, SA43 2SL

- Beautiful traditional house with three spacious double bedrooms
- Two reception rooms, 1 with a traditional fireplace, the other with a feature fireplace
- Bathroom with bay window, separate shower and corner bath
- French doors from dining room straight to garden
- Located in the popular village of Cilgerran
- Original parquet flooring and sash windows
- Generous kitchen/diner plus separate utility
- Good-sized enclosed garden with patio and apple trees
- Beautiful period features throughout including stained glass, and tiled floors and much more
- EPC Rating : F

## About The Property

A traditional three-bedroom house of period style, this home in Cilgerran offers space and charm in equal measure. Tucked into a well-established street in the heart of this much-favoured North Pembrokeshire village, the property presents a good opportunity for anyone looking for a long-term family home with original features still intact. With no onward chain involved.

The layout and proportions are geared towards everyday functionality while retaining beautiful character. From the moment the front door is opened, some of the most appealing elements of the house are immediately noticeable. The vestibule sets the tone with its detailed tiled floor and stained-glass surround – features that reflect the period of the property.

The hallway, with its parquet wood block floor and decorative bannister, provides access to the main living areas and the stairway. There's a useful understairs cupboard for coats and household items, and a side door to the passage adds a practical touch.

The front living room has a comfortable feel, aided by the natural warmth of the wooden flooring and the open fireplace with its detailed surround. A bay window allows in good natural light and adds a classic shape to the room. There's a sense of proportion here, which continues through the rest of the property.

To the rear of the house is a second reception space – ideal as a dining room or additional sitting room. The feature fireplace here is also a focal point, and French doors open out to the garden, allowing for a more connected feel with the outdoor space when needed. This room flows into the kitchen/diner, creating a sociable, open layout without compromising the individuality of each area.

## Offers in the region of £275,000



Continued;  
The kitchen/diner is long and well-arranged, with plenty of cupboard and worktop space. It's fitted with a gas hob, electric oven, and a 1.5 bowl sink – everything needed for day-to-day cooking. There's room for white goods and a dining table, and the mix of window styles to the sides keeps the space well lit. From here, a door leads to the hallway again, and another connects to a utility room.

The utility is a practical addition. With fitted storage, a single drainer sink, and plumbing for a washing

machine, it's a functional space that keeps laundry and day-to-day household tasks tucked away from the main rooms. The quarry tiled floor adds to the sense of durability, and there's a back door to the garden from here too. A small cloakroom with a WC leads off the utility and includes the same tiled flooring and a window to the rear.

Upstairs, a split-level landing connects to all three bedrooms and the bathroom. A stained-glass picture window adds a point of interest, and the balustrade keeps

the upper hallway feeling open and airy.

All three bedrooms are doubles, each able to comfortably hold a full bedroom setup without feeling cramped. The main bedroom looks out to the front through a bay window and includes a fireplace that nods to the original style of the home. The second bedroom sits to the rear and has a sash window and another period fireplace, while the third also has a front-facing window and is generous in size.

The bathroom is notable for its size – a rare find in period homes. Fitted with a corner bath, a separate shower cubicle, a WC, and a wash basin set into a storage vanity unit, it offers a good balance of comfort and function. There's built-in storage via an airing cupboard, as well as access to the loft. Bay windows to the rear and side provide natural light.

Externally:

Externally, the house comes into its own with a good-sized rear garden that's well enclosed – ideal for anyone with children or pets. It's mostly lawned, with a patio area suitable for outdoor seating. A garden shed sits halfway down the lawn to the side, and there are a couple of mature apple trees that add both shade and seasonal interest. Hedges and stone walls line the boundary, offering a degree of privacy without feeling

cut off from the surroundings.

The overall condition of the house is very respectable, with signs of careful maintenance over the years. While someone may choose to update or personalise areas, the property provides a lot of appealing features – both in terms of size and style.

For those searching for a home that offers generous proportions, a sense of character, and a functional layout for family life, this property provides a solid option in a desirable setting. Without the delay of a chain, the buying process could be made more straightforward, and the chance to make this house a long-term home is ready and waiting.

Entrance Hall  
5'5" x 5'3"

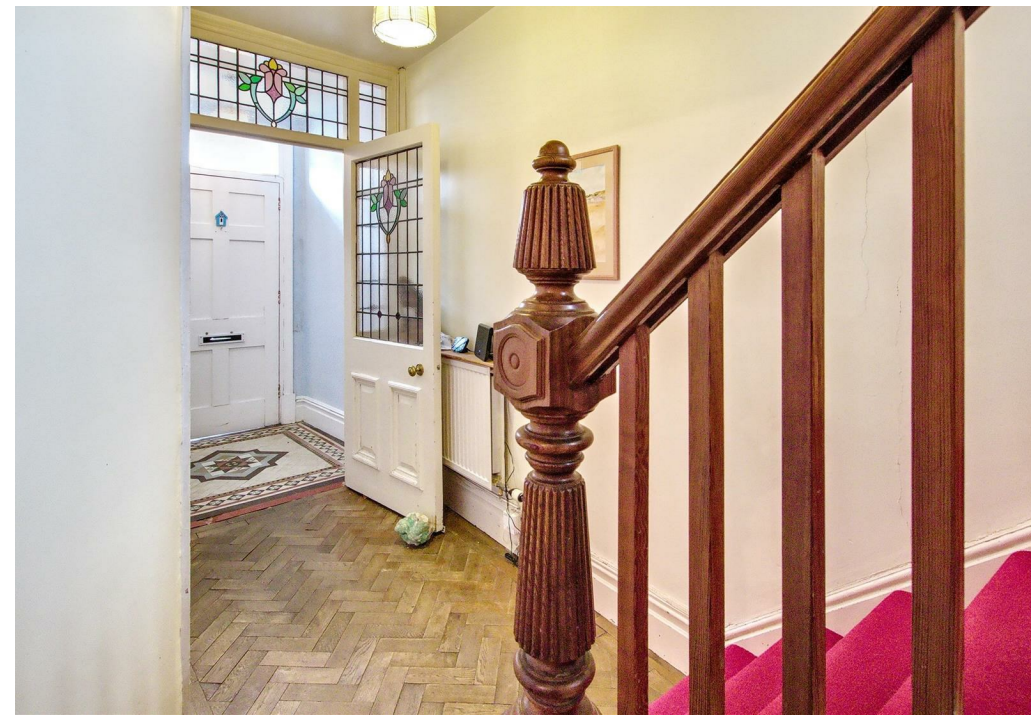
Inner Hallway  
19'0" x 6'7"

Lounge  
15'0" x 14'0"

Sitting Room  
12'1" x 11'10"

Kitchen/Diner  
21'7" x 9'10"

Utility Room  
10'7" x 7'3"







W/C

3'8" x 2'11"

Side Alley

24'9" x 3'1"

Bathroom

15'6" x 8'6"

Landing

12'11" x 12'5"

Bedroom 1

15'1" x 11'4"

Bedroom 2

13'4" x 11'11"

Bedroom 3

12'0" x 10'1"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S)  
THAT THIS PROPERTY BENEFITS FROM THE  
FOLLOWING:

COUNCIL TAX BAND: D - Pembrokeshire County  
Council

TENURE: FREEHOLD

PARKING: No Parking, the street to the front of  
the property does not have any yellow lines  
so the owners of the properties on this street  
park along there

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and  
central heating

BROADBAND: Connected - TYPE - Standard \*\*  
- up to 32 Mbps Download, \*\*\* ADSL, - 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.

RESTRICTIONS: The seller has advised that there  
are none that they are aware of.

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 home





has the original windows

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.

TR/TR/05/25/OK/TR







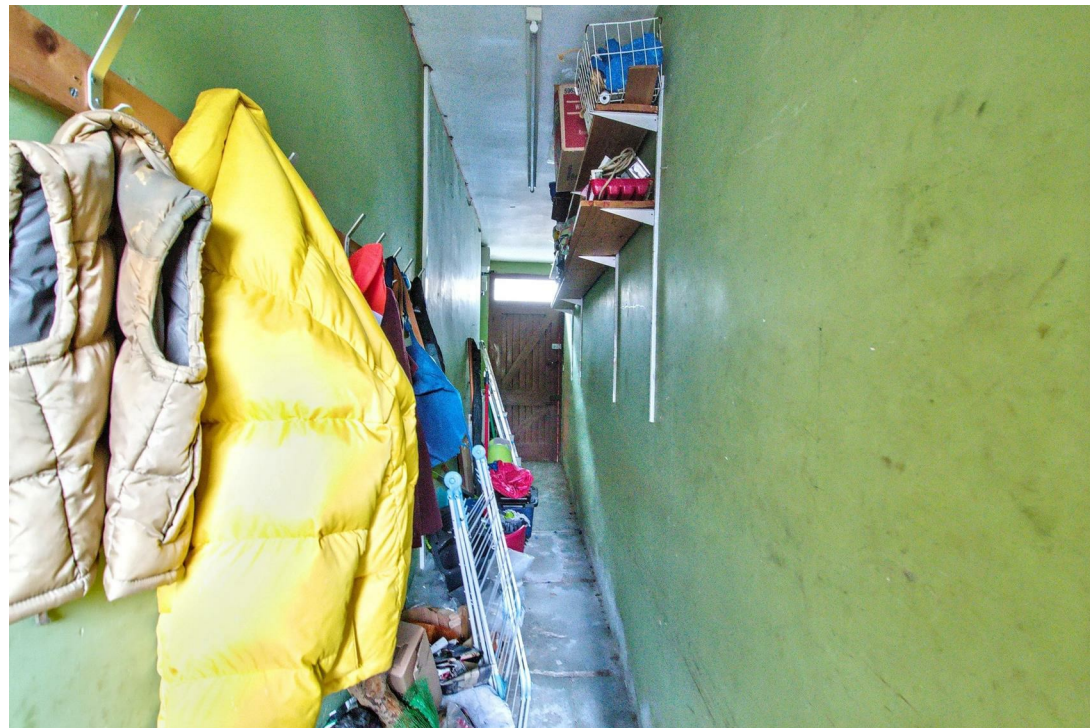
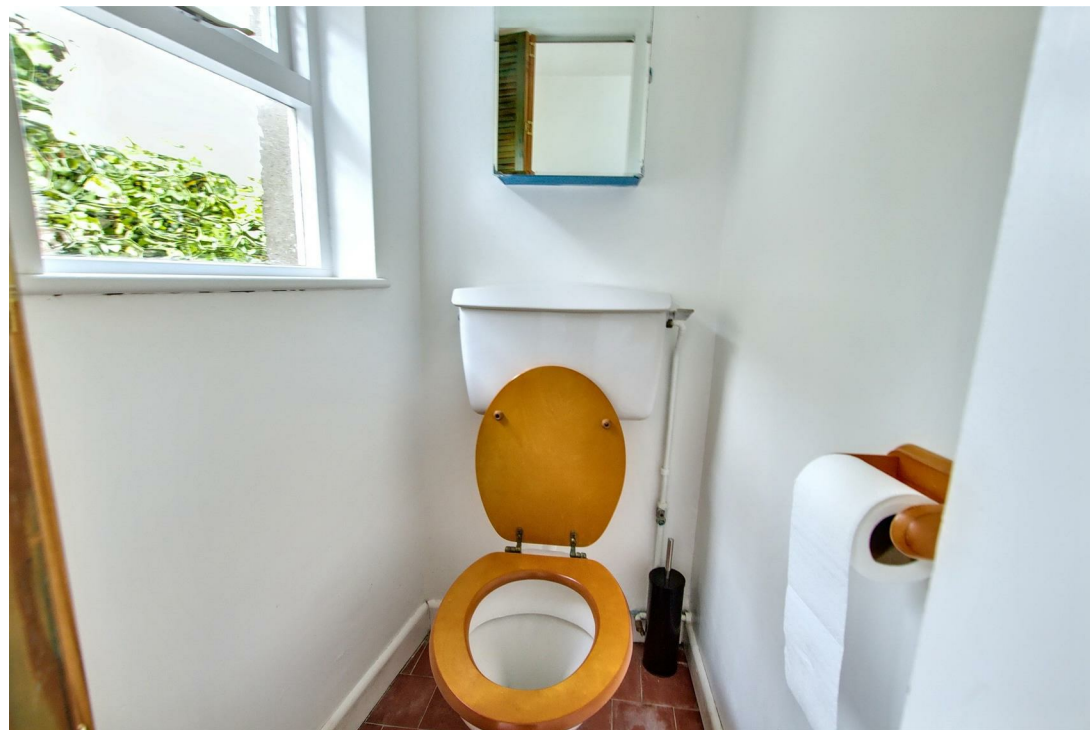














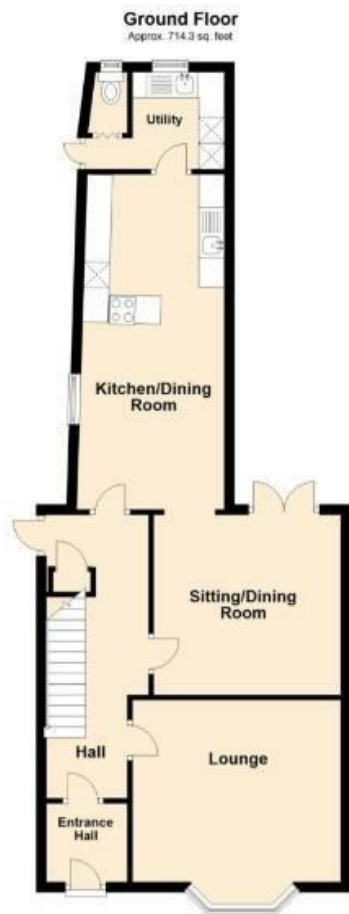


**DIRECTIONS:**

Head into Cilgerran from Cardigan. Drive through the village and in the centre, you will pass the village shop, continue a little further along and the property is located on the left, before the right turning, denoted by our for sale board.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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