

CARDIGAN
BAY
PROPERTIES
EST 2021

Can Yr Afon, Cwmdegwel, Cardigan, SA43 3JL

Offers in the region of £400,000

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Can Yr Afon, Cwmdegwel, St. Dogmaels, SA43 3JL

Offers in the region of £400,000

- Four-bedroom detached house on the edge of St Dogmaels
- Detached garage with electric hook up for car charging and adjacent decked seating area
- Lounge with open fireplace and garden views
- L-shaped landing giving access to bedrooms and family bathroom
- Close to Cardigan Bay, the Teifi Estuary, and West Wales coastline
- Gravel driveway with parking for up to four cars
- Open-plan kitchen/diner spanning the length of the house
- Utility room with plumbing for appliances plus separate ground floor w/c
- Mature gardens with pergola, pathways, shrubs, and fruit trees
- EPC Rating : D

About The Property

On the outskirts of the charming village of St Dogmaels sits a four-bedroom detached house, set within its own private gardens and offering a lifestyle that balances rural living with access to the coast. The setting is appealing, with Cardigan Bay just a short distance away and the wider landscapes of West Wales on the doorstep, making this property a strong choice for those looking to enjoy both countryside and coastline.

The house is approached via a gravelled driveway, wide enough to provide parking for up to four cars. At the end of the drive stands a detached garage, positioned conveniently for both vehicle storage and additional use. To the side, a decked seating area creates a usable outdoor space that connects well with the house. A pathway from the parking area leads to the back door, opening into the rear hallway.

From this hallway, there is direct access to the kitchen/diner, the separate utility room, and a ground floor w/c. The utility room is practical in layout, offering space and plumbing for both a washing machine and a tumble dryer. Wall and base units add to the functionality. The ground floor w/c is equipped with a toilet and sink, providing added convenience.

The kitchen and dining area run the full length of the house, making it a central hub for daily living. Fitted with a range of base and wall units, there is ample storage alongside the 1½ ceramic sink and drainer. Space and plumbing have been arranged for a dishwasher, leaving plenty of scope to personalise appliances. The dining end of this room is naturally lit through sliding doors that open out onto the side garden, creating a natural flow between indoor and outdoor living.



Continued :
From the kitchen, a door leads to the front hallway, where under-stair storage makes use of otherwise lost space. The front door sits at the far end, while to one side there is access to the main lounge and the staircase to the first floor.

The lounge is generously proportioned and has character added through an open fireplace. The cast iron surround and wooden mantel give a sense of warmth, while the windows at the front of the room bring in views of the garden. This combination creates a living area that is both practical in size and appealing in style.

Upstairs, the L-shaped landing provides access to four bedrooms, the family bathroom, and an airing cupboard housing the hot water cylinder. Two of the front-facing bedrooms are both doubles, each benefitting from built-in storage cupboards and views across the garden. The third bedroom, also a double, enjoys a dual aspect through windows on two sides, giving a good sense of space and light. It too comes with its own built-in storage. The fourth bedroom is slightly smaller but still benefits from a storage cupboard, making it suitable for use as a single bedroom, study, or nursery.

The family bathroom completes the upstairs layout, serving all four bedrooms with a jacuzzi-style whirlpool bath, a sink with a vanity unit below and a w/c. The arrangement of the bedrooms offers flexibility, catering well for families or those requiring guest accommodation and home working space.

Externally :
The property offers gardens that extend

around all sides. To the front, the main garden is interspersed with pathways, lawned areas, and a variety of mature shrubs, trees, and fruit trees. This planting gives the garden structure and seasonal interest while still maintaining usable open areas. A pergola, formed from four trained and landscaped trees, offers a natural shaded seating spot, providing a feature that blends both design and practicality.

The front door sits beneath a wooden canopy, adding a subtle architectural detail while also serving a useful purpose. Around the gardens, the planting scheme provides a sense of maturity and privacy, while still being manageable in size.

Just beyond the property lies the village Baptist well, a reminder of the historic fabric of St Dogmaels. The village itself is well known for its character, community, and proximity to the Teifi Estuary. Cardigan Bay is close at hand, offering wide sandy beaches, coastal walks, and a strong connection to the natural landscapes that define West Wales. The combination of estuary, countryside, and coastline make this location particularly appealing, offering a mix of settings within easy reach.

In summary, this four-bedroom detached house provides a layout suited to family life, with gardens and outdoor areas that add real appeal. Its position on the edge of St Dogmaels offers a balance between village life and access to the coast, while the practicality of parking, garage with an electric hook-up for car charging and an electric roller door, and utility spaces make day-to-day living straightforward. The proximity to Cardigan Bay and the broader landscapes of West Wales adds a lifestyle element that enhances the property's overall appeal, making it a strong option for those looking to enjoy the benefits of this part of the country.

Rear Hallway
8'6" x 7'4"

Utility Room
11'6" x 5'1"

Kitchen/Dining Room
24'11" x 11'1"

Hallway
13'0" x 5'10"

Lounge
19'4" x 12'11"

Landing
18'5" x 10'3" (I shape max)

Bedroom 1
13'3" x 10'9"

Bedroom 2
11'0" x 9'5"

Bedroom 3
13'0" x 11'8"

Bedroom 4
10'0" x 6'1"

Detached Garage
18'9" x 14'3"

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.

St Dogmaels is a much sought-after village, with a great community and local amenities, such as a village shop, primary school, village pubs, cafes, restaurants, art galleries, the St Dogmaels Abbey, mill and so much more, with additional larger amenities in the popular market town of Cardigan, which is only 1.5 miles away. St Dogmaels is also a short drive to the wonderful sandy beach, Poppit Sands and the Pembrokeshire coastline and coastal path around Cardigan Bay, in West Wales.

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

COUNCIL TAX BAND: E- Pembrokeshire County Council









TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains & Solar Electricity with a battery.
WATER SUPPLY: Mains
HEATING: Oil Central Heating. An open fire in the lounge
BROADBAND: Connected - TYPE - Standard *** - up to 7 Mbps Download, up to 0.8 Mbps upload *** FTTP, - 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 no issues 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 the septic tank located in the driveway is shared with the neighbour with shared maintenance and costs, and there is an additional double septic tank located at the bottom of the garden, which is on a separate title that is owned by this property but the septic tank is owned by the neighbours who have rights and easement to manage and maintain their tank. There are also 2 electric wooden poles in the garden, one of which the owners receive a wayleave payment from the electrical company for approximately £45 per year.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: Medium to Low in the garden area only
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-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-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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. 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.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

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. The seller has advised that the septic tank located in the driveway is shared with the neighbour with shared maintenance and costs, and there is an additional double septic tank located at the bottom of the garden, which is on a separate title that is owned by this property but the septic tank is owned by the neighbours who have rights and easement to manage and maintain their tank. There is also 2 electric wooden poles in the garden, one of which the owners receive a wayleave payment from the electrical company for approx £45 per year. The property is located next to the village Baptist pool.

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/09/25/OK/TR










Vax























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. Continue up this road until you reach a right turning, turn right there and the property is the first on the left. what3words ; ///duties.munch.sharpened

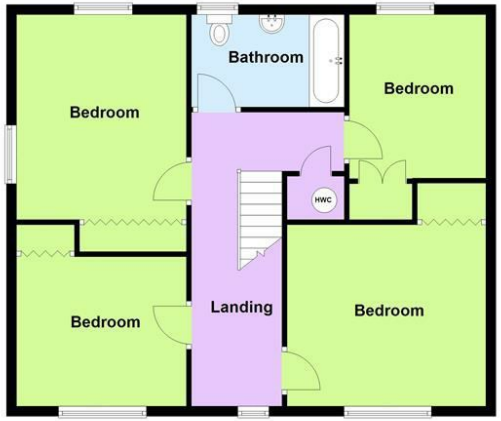




Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	67	
(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 562 104 or claire@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.

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