



## Waunsegur Uchaf , Cardigan, SA43 3BJ

**£880,000**

The property is situated between the small, rural villages of St Dogmaels (2 miles) and Moylegrove (3 miles) in North Pembrokeshire, Wales just outside the Pembrokeshire National Park Boundary (1/3 mile). These villages lie in a sheltered valleys surrounded by open countryside and unspoilt landscapes. St Dogmaels benefits from a shop, post office, primary school, and weekly farmers market held by the historic abbey ruins. The historic market town of Cardigan is just 3 miles away providing a wider range of amenities including shops, schools healthcare services and transport links.

Waunsegur Uchaf offers an exceptional countryside lifestyle within easy reach of the Pembrokeshire coast. Surrounded by open countryside and located close to Ceiwr Bay & Poppit Sands and the Pembrokeshire Coast Path, the property enjoys a high degree of privacy, outstanding natural beauty, and convenient access to Cardigan and a range of local amenities.

The Main House briefly comprises an Entrance Hall, Kitchen/Breakfast Room, Living/Dining Room, Utility Room, Office/Study, Shower Room, separate WC, and a Ground Floor Bedroom. To the first floor, the Master Suite benefits from an En-Suite Shower Room and a private Balcony enjoying pleasant views.

Bwthyn y Ddôl is arranged in a holiday-let style layout Kitchen/Breakfast Room, Living Dining Room, three Bedrooms, a Shower Room, and a Bathroom, making it ideal for guest accommodation or income generation. In addition, the property includes a Studio, providing an open-plan living space, kitchenette with a Shower Room and well suited for guests, home working, or further rental potential.

Externally, the property is set within well-maintained grounds featuring a lawned garden, decorative gravel pathways, paved and gravelled seating areas, and additional parking to the rear. The gardens are predominantly laid to lawn and are enhanced by a variety of mature trees, bushes, and shrubs, creating an attractive private setting.



St Dogmaels and Moylegrove are highly sought-after coastal villages on the north Pembrokeshire/Ceredigion border, enjoying a spectacular setting at the mouth of the River Teifi. The area is renowned for its unspoilt natural beauty, dramatic coastline and peaceful rural atmosphere, while still offering good local amenities and community life.

St Dogmaels provides a village shop, post office, primary school, pubs, café, historic abbey ruins and easy access to the Pembrokeshire Coast Path. Moylegrove, set above the wooded Teifi estuary, is particularly prized for its elevated views, quiet lanes and proximity to secluded beaches such as Ceibwr Bay.

The nearby market town of Cardigan offers a wider range of shops, supermarkets, schooling, leisure facilities and healthcare. The area is popular with walkers, kayakers, swimmers and nature lovers, and is equally attractive as a permanent residence, second home or holiday investment. Road links connect to Cardigan, Newport and the wider West Wales region.

Rare opportunity to buy beautiful, recently refurbished Pembrokeshire cottage offering efficient, sustainable living. This property comes with a fully owned, high capacity, solar PV and battery storage system with 2 EV chargers. Peace of mind from greatly reduced dependency on the grid, electricity costs and lower carbon footprint. Situated in the peaceful, unspoilt North Pembrokeshire countryside near Cardigan Bay and Poppit Sands, with glorious views. Close to the rural villages and thriving communities of St Dogmaels and Moylegrove as well as Pembrokeshire Coast National Park. Also includes a three bedroom cottage, large garden and detached garden studio ideal for guests or rental income. Versatile layout for multi generational living or income stream. Large detached double garage incorporating a store room. Rare opportunity to purchase a stunning refurbished Pembrokeshire cottage, retaining lots of character whilst benefitting from under floor heating and fully-owned, high capacity, solar PV and battery storage systems. There are great benefits to be had from the lower rate electricity tariffs giving considerable electricity savings, especially when coupled with running an EV off the EV chargers.

## MAIN HOUSE

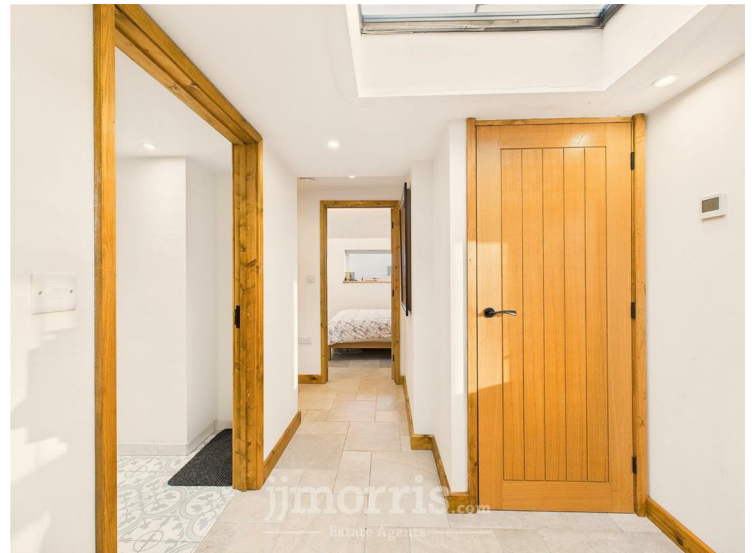


## Entrance/Porch



Velux window, uPVC double glazed window, tiled floor, door to:-

## Hallway



Sky light window, built-in storage, spotlights, tiled flooring with underfloor heating and thermostatic controls, doors to:-

## Kitchen/Breakfast Room



Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset sink and drainer unit, plumbing for dishwasher, Smeg LPG/electric range with extractor fan over, tiled splashback, uPVC double glazed window, skylight window, spotlights, tiled flooring with

thermostatic controls, underfloor heating, serving hatch, breakfast island.

### Living Room/Dining Room



Log burner on a tiled slate hearth, Velux window, uPVC double glazed window, exposed beams, spotlights, stairs rising off to the first floor with understairs storage, tiled flooring with underfloor heating and thermostatic controls, uPVC double glazed patio sliding door to garden.

### Study/Bedroom



uPVC double glazed window, exposed stone wall, radiator, wood effect laminate flooring, uPVC double glazed door to garden.

### Laundry Room/Utility



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, plumbing for washing machine, space for dryer, built-in storage space, Velux window, uPVC double glazed window, spotlights, part Aqua panel walls, tiled flooring, radiator, fuse box.

### Shower Room



Low flush WC, vanity unit with hand wash basin, walk-in shower with fitted shower, glass screen, tiled surround, sky light, uPVC double glazed window, heated towel rail, part tiled walls, tiled flooring, built-in storage/airing cupboard, spotlights.



## WC



Low flush WC, corner hand wash basin, wall and base units, part tiled walls, uPVC double glazed window, extractor fan, radiator.

## Bedroom One



Velux window, uPVC double glazed window, exposed stone wall, exposed beams, built-in wardrobe, spotlights, tiled flooring with underfloor heating and thermostatic controls, walk in cupboard's.

## Landing

uPVC double glazed window, doors to:-

## Master Suite



Exposed beams, uPVC double glazed window, uPVC double glazed doors to balcony, walk-in cupboard, vertical radiator and radiator, exposed stone wall, wood effect laminate flooring, door to:-

## En-Suite



Low flush WC, vanity unit with hand wash basin, walk-in shower with tiled surround, bath with fitted shower hose, part tiled walls, tiled flooring, Velux window, uPVC double glazed window, exposed beams.

## Balcony





## THE STUDIO



Detached garden studio ideal for guests or rental income. -

## Open Plan Living Area



A range of base units with complimentary worktop surfaces, 1.5 inset sink and drainer unit with mixer tap over, part tiled walls, uPVC double glazed patio doors, uPVC double glazed window, built-in storage, electric heaters, wood effect laminate flooring, door to:-

## Shower Room



Low flush WC, vanity unit with hand wash basin, walk-in shower with fitted shower, glass screen and Aqua panel surround, heated towel rail, part tiled walls, wood effect laminate flooring, uPVC double glazed window.

## BWTHYN Y DDOL



## Entrance

uPVC double glazed window, tiled flooring, loft access Worcester boiler, coved ceiling, door to:-

## Hallway



Radiator, coved ceiling, doors to:-



## Living Room/Dining Room



Log burner on a slate hearth, uPVC double glazed window, radiator, part wooden panel walls, coved ceiling, part vinyl flooring, part carpet, doors to:-

## Bathroom



Low flush WC, vanity unit with hand wash basin, bath with fitted shower, Aqua panel walls, loft access, heated towel rail, part tiled walls, tiled flooring, spotlights.

## Kitchen/Breakfast Room



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, plumbing for washing machine and dishwasher, spotlights, uPVC double glazed window, part tiled walls, tiled flooring.

## Shower Room



Low flush WC, vanity unit with hand wash basin, walk-in shower with fitted shower, part Aqua panel walls, part tiled walls, tiled flooring, spotlights.

### Bedroom One



uPVC double glazed window, coved ceiling, radiator, part wooden panel walls, loft access.

### Bedroom Two



uPVC double glazed window, part wooden panel walls, coved ceiling, radiator.

### Bedroom Three



uPVC double glazed window, radiator, coved ceiling.

### Externally



The property is approached via a gated entrance leading to a gravel driveway with ample off-road parking for several vehicles, along with easy access to a double garage that benefits from power. There are also two EV chargers for electric vehicles. To the front, there is a well-maintained lawned area and a decorative gravel path that leads to the rear of the property, where an additional parking space can be found. At the rear, there are paved and gravelled seating areas, and the garden is mainly laid to lawn with mature trees, bushes, and shrubs. The outdoor space also features a wooden treehouse and a wooden garden shed.

### Double Garage

Large detached double garage incorporating a store room with electricity connected.

### BWTHYN Y DDOL GARDEN

This property includes its own private garden area with Hot tub.

### Utilities & Services

Heating Source:

Services: Gas LPG gas Council Tax: Meadow Cottage is under appeal to return to Non Domestic Rates

Electric: Mains

Water: Mains

Drainage: Three Septic Tanks into one.

Please note there there is a small area of knotweed that we are advised a treatment plan is in place.

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax:

Waunsegur Uchaf - Band F

Meadow Cottage - Band D

What3Words: ///heartache.spacing.stretch

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.2mbps upload and 1mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage

EE - Good outdoor and indoor

Three - Good outdoor and indoor

O2 - Good outdoor and indoor

Vodafone. - Good outdoor and indoor

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

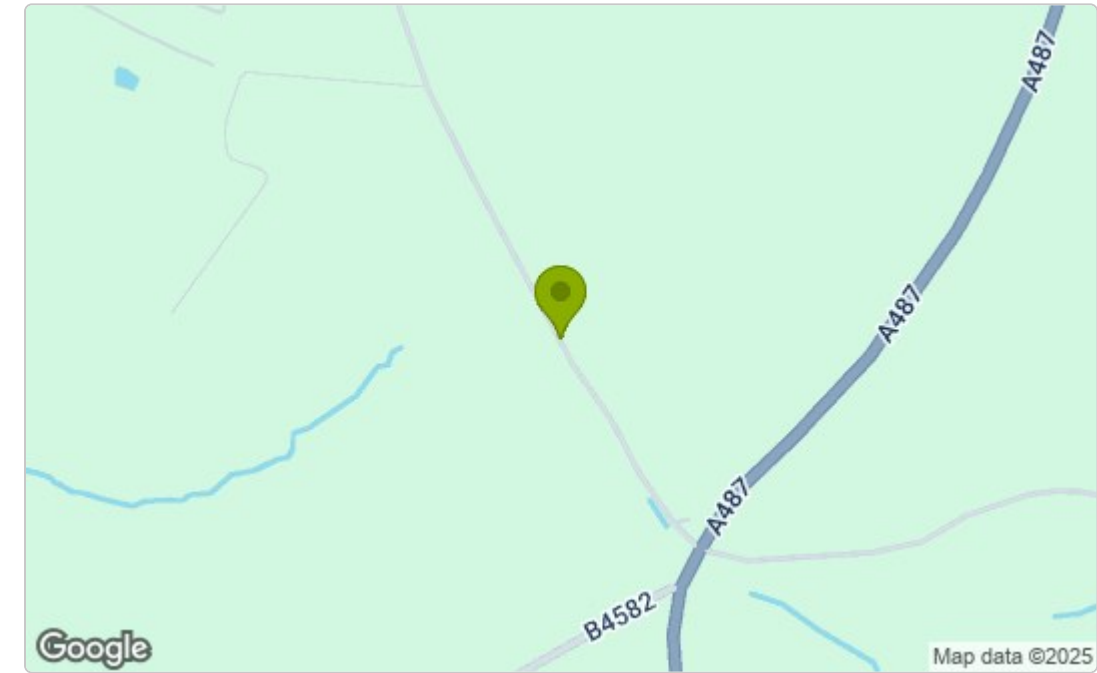
### Additional Paragraph



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

