



Glandwr, David Street, Cardigan, SA43 3HU

Offers in the region of £295,000



CARDIGAN
BAY
PROPERTIES

EST 2021





Glandwr, David Street, St. Dogmaels, SA43 3HU

Offers in the region of £295,000

- End of terrace 2 bed cottage
- 2 Double bedrooms + attic room
- Off road parking to front & a detached garage available via separate negotiation
- Close to Cardigan Town
- Close to village amenities & 2.4 miles to Poppit Sands
- Recently updated and modernised
- Enclosed rear garden with summer house
- Village & Abbey views
- Popular St Dogmaels village
- EPC rating: C

About The Property

A charming, recently updated end of terrace 2 bedroom house in the popular village of St Dogmaels close to the Teifi Estuary and the sea beyond. The property has recently been updated and now benefits from a new kitchen, bathroom, en-suite, wood-burning stove, mains gas central heating, triple glazing to the front windows and double glazing to the rear, additional loft insulation and extensive garden updating and landscaping.

St Dogmaels is a popular estuary village steeped in history, benefiting from many amenities, the ruins of a former Abbey, a primary school and so much more, and is close to the popular market town of Cardigan, and the fantastic sandy beach at Poppit sands, in Cardigan Bay, West Wales.

Entry to the house is via a doorway off the street into an entrance porch, leading into the main hallway with under stairs cupboard, with doors leading to; the open plan lounge/dining room with a recently installed, inset modern wood burning stove with slate hearth, window to the front of the property and opening into the dining area with wood panelled feature wall and double doors leading straight into the kitchen. The kitchen has been newly installed and features matching wall and base units and central island (with breakfast bar) and wood effect worktop over, a built-in wine chiller in the island, an integral dishwasher, a fridge freezer and a washing machine, a sink with drainer and a door leading to the main hallway, and outside to the rear garden.

The stairs leading to the first floor splits off on the landing and leads to the master bedroom on one side, with a newly installed en-suite shower room which is a very useful addition, this room benefits from lovely views over the rear garden. Bedroom 2 and the family bathroom are on the other side of the landing.



Property Details Continued...

The front bedroom is a double and also benefits from a lovely view from the front of the house over the village (including part of the Abbey ruins and fields) with exposed wooden beams. The family bathroom has also been updated recently and has a double corner shower, a bath, sink and toilet, it also benefits from an airing cupboard and a lovely bright skylight above.

A fixed ladder steps up off the landing area gives access to the

attic room (which can be closed off with a hinged hatch door) and has been updated, this room is currently used as a home office and overflow guest space but is not an official bedroom due to the access. This is a beautiful space with exposed wooden A frames, useful under eaves storage on two sides and a good-sized Velux window that gives views down over the village and across to the Abbey and church.

Externally:

To the front of the property there

is off road parking for one vehicle with removable bollards installed should you wish to block off the parking area while you are out. There is a storage shed to the side of the property with access from the front that offers handy roadside storage, electric lighting and is where the electricity meter and gas boiler are located. The rear garden is enclosed and is accessed via the back door from the kitchen, with steps leading up to the paved patio area, and on to the lawn. The lawn is fenced with pretty slatted wood fencing, with some border planting, with a gravelled area with several raised vegetable beds, and a very useful summer house at the far end of the garden. The summer house has power and lighting and offers a useful space for either guests or for use as a home office. There is a further garden shed for storage and the remains of an original pigsty behind the summer house. This is a beautiful outside space which is deceptively spacious and has been extensively landscaped by the current owners to create a versatile outside space that the whole family can enjoy.

The property also benefits from a detached single garage a short walk down the road from the property. Perfect

for parking a small car, or for additional storage, this is available via separate negotiation.

Centrally located in this lovely village this property is ideally suited to all types of buyers and viewing is essential to fully appreciate.

Porch
5'3" x 3'4"

Hallway
17'2" x 5'11" max

Sitting Room
20'2" x 10'2" max

Kitchen
13'8" x 15'1" max

Landing
13'10" x 5'10" max

Bedroom 1
12'7" x 12'3"

En-Suite
2'7" x 7'10"

Bedroom 2
14'0" x 10'11"

Bathroom
8'11" x 7'8" max

Attic Room
12'8" x 12'4" max





Storage Shed

11'2" x 5'5" max

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: Off-Road Parking & single Garage Parking for a small car. Please note there is a garage available via separate negotiation.

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 - TYPE -

Superfast - up to 80 Mbps Download, up to 20 Mbps upload FTTC, - 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 is currently planning application in place (23/1100/PA) for potential houses to be built on the Awely Mor estate on Longdown Bank.

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. There are steps up to the rear garden from the kitchen back door. Access to the rear garden is through the house.



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.

HW/HW/10/24/OK











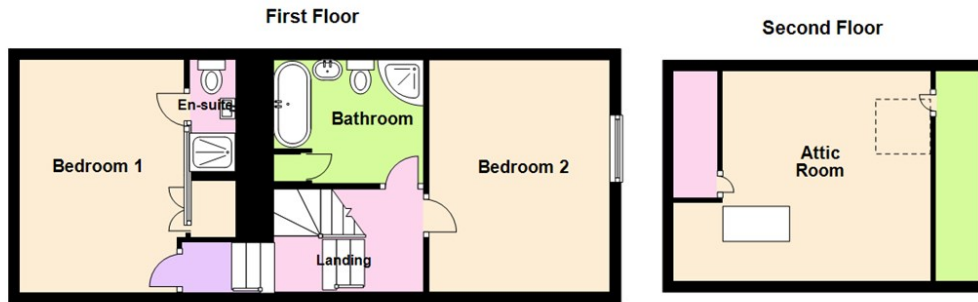
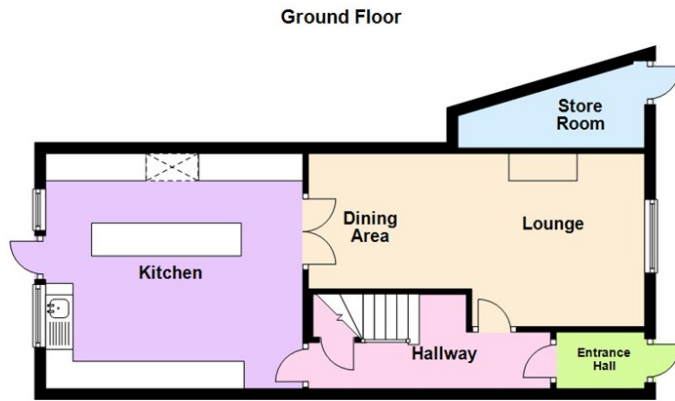


DIRECTIONS:

From Cardigan head over the old bridge and turn right onto St Dogmaels Road. Follow this road all the way into St Dogmaels. Turn left up David Street (opposite the car dealership), and stay on this road for a short while, passing the turning to Mwtshwr and carry on. The property is found on the left-hand side, second from the end before you reach the left turning for Longdown Bank.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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 Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



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