



## Rock Cottage Allfach, St. Dogmaels – SA43 3HA

£275,000 Freehold

Situated in the favoured village of St. Dogmaels, this charming three-bedroom semi-detached cottage offers a delightful blend of character and comfort. The property enjoys far-reaching views over the picturesque surroundings, providing a peaceful retreat in a sought-after location. Inside, the accommodation comprises a welcoming sitting room, a well-appointed kitchen, and three good-sized bedrooms, making it ideal for families, couples, or those seeking a second home in West Wales. The cottage exudes a warm and inviting atmosphere, with traditional features complemented by tasteful modern touches. Large windows throughout the property allow for plenty of natural light, while also framing the stunning outlook across the village and the River Teifi. The layout has been thoughtfully designed to maximise both space and practicality, ensuring comfortable living all year round.

Council Tax band: C. Tenure: Freehold



### Description continued

To the rear, the garden is accessed via steps leading up from the sitting room door. This outdoor space features a hardstanding area, perfect for placing patio furniture and enjoying al fresco dining while taking in the beautiful views over St. Dogmaels and the River Teifi. Beyond the patio, a shale-covered section offers a low-maintenance alternative to lawn, making it ideal for those seeking an attractive yet easy-to-care-for garden. Mature hedges and established shrubbery provide privacy and a sense of seclusion, while also adding to the overall appeal of the space. Whether you wish to relax with a morning coffee, entertain friends, or simply enjoy the tranquil setting, the garden is designed to be both functional and visually pleasing. This property also benefits from its proximity to local amenities, scenic walks, and the vibrant community of St. Dogmaels, making it a wonderful opportunity for anyone looking to embrace village life in a beautiful part of Pembrokeshire.

### Kitchen/Living Room

Having a range of wall and base units with wooden worktop surfaces over, stainless steel sink and drainer unit with mixer tap over, wooden panelling splashback, exposed beams, slate floor, stone wall, fireplace with electric fire on a slate hearth, uPVC double glazed windows, understairs storage, two radiators.



### **Hallway**

Wooden steps to slate floor, uPVC double glazed window, doors to:-

### **Bathroom**

WC, hand wash basin, bath with shower attachment, shower, tiled walls, tiled floor, towel rail.

### **Bedroom One**

Tiled floor, uPVC double glazed window, radiator, storage cupboard.

### **Sitting Room**

Situated on the first floor to benefit from the extensive views over the Teifi river and countryside. Wooden flooring, radiator, uPVC double glazed windows, uPVC double glazed door to rear garden, log burner on a slate hearth with wooden surround, radiator.



### **Bedroom Two**

Original wooden floor, radiator, uPVC double glazed window, stone wall, timber panelled ceiling.

### **Bedroom Three**

Wooden floorboards, radiator, uPVC double glazed window, fireplace with slate hearth and wooden surround.

### **Bathroom**

Tiled floor, shower with tiled walls, WC, hand wash basin with tiled splashback, towel rail, Velux window.





### Utilities and Services

Heating Source: Gas central heating. Services: Electric:  
Mains Water: Mains Drainage: Mains Tenure: Freehold and  
available with vacant possession upon completion Local  
Authority: Pembrokeshire County Council Council Tax:  
Band C What3Words: ///qualifier.pushing.grief

### 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 superfast broadband available, with speeds up to Standard 0.9mbps upload and 8mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://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.

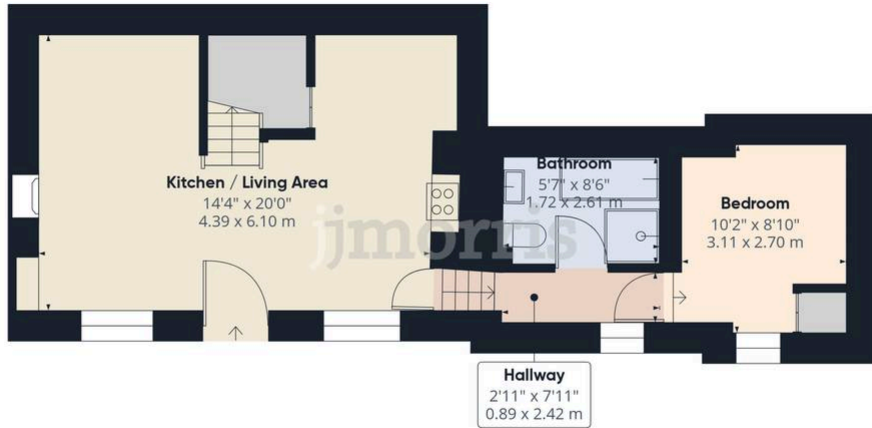
### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor, variable indoor Three - Good outdoor O2 - Good outdoor and indoor Vodafone. - Good outdoor, variable 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](http://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.

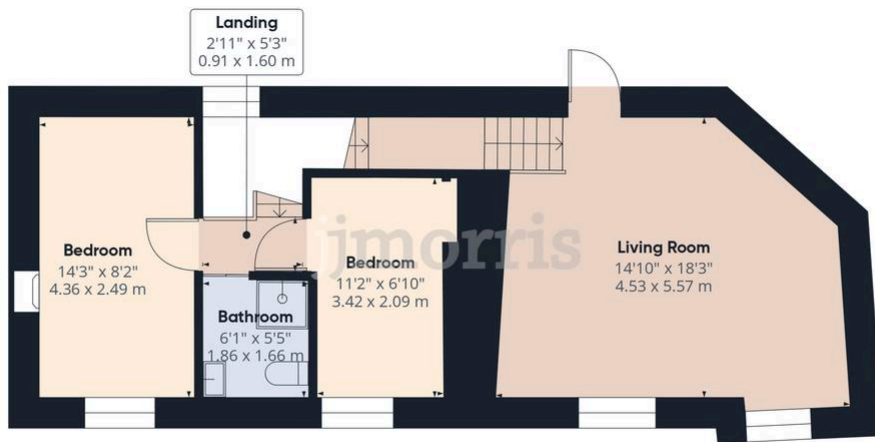


## GARDEN

The rear garden is accessed via steps leading up from the rear door in the sitting room. It features a hardstanding area, perfect for patio furniture, with views over St Dogmaels and the River Teifi. There is also a shale-covered section, complemented by hedges and established shrubbery, creating an attractive and low-maintenance outdoor space.



Floor 0



Floor 1



You can include any text here. The text can be modified upon generating your brochure.

