

CARDIGAN
BAY
PROPERTIES
EST 2021

Cliff Cottage, Pentre Langwm, Cardigan, SA43 3JZ

Offers in the region of £360,000

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- Character cottage in Pentre Langwm, St Dogmaels
- No through road position
- Spacious lounge with multi fuel stove
- Enclosed rear patio garden
- Access to nearby village amenities and footpaths
- No onward chain
- Estuary views from first floor rooms
- Kitchen opening to dining area
- Detached garage
- Energy Rating: E



About The Property

Looking for a character cottage with estuary views, no onward chain, plenty of charm, a detached garage and direct access to some of the best walking routes in St Dogmaels? Cliff Cottage, in the Pentre Langwm area, offers three bedrooms, a multi fuel stove, front and rear outside space, and a lovely setting up a no through road within easy reach of the Ferry Inn, the village amenities and the wider beauty of Cardigan Bay in West Wales.

Set up a no through road in the Pentre Langwm area of St Dogmaels, Cliff Cottage is the kind of property that will appeal to buyers looking for character, a good village setting and a strong connection to the outdoors. With lovely views over the Teifi Estuary, useful outside space to both front and rear, and a detached garage across the lane, this is a home with a lot of personality as well as practical appeal.

The approach adds to that sense of charm straight away. A path leads to the front courtyard, where there is a small decked seating area that feels well suited to a morning coffee, along with space for a wood and coal store, mature hedging and fenced boundaries. It is a simple but attractive entrance, and it sets the tone well for what follows inside.

The front door opens into the kitchen, which works well as the natural starting point of the house. Fitted with matching wall and base units, tiled worktops, a sink with drainer, electric hob and oven, built-in fridge, and space and plumbing for both a washing machine and dishwasher, it has everything needed for day-to-day use without losing the cottage feel. The stairs rise from here to the first floor, and the kitchen opens through into the dining area, helping the ground floor feel connected and easy to live in.

Details Continued:
The dining area sits neatly alongside the kitchen and links through to the lounge, while also benefiting from useful built-in storage cupboards. It is a practical part of the layout and helps make the house feel more sociable, whether used for everyday meals or when family and friends are visiting.

The lounge is, in our view, one of the strongest rooms in the house. It is a bright and well-balanced space, with double windows to the front bringing in plenty of natural light, while the multi fuel stove set on a slate hearth gives the room a focal point and a bit of weight. Double doors open out to the rear patio, which is a real advantage, and the room also wraps naturally round to the dining area at the side. Altogether it feels comfortable, easy and full of character without trying too hard.

Upstairs, the landing has two built-in storage cupboards, always useful in a cottage layout, and leads to the three bedrooms and the Jack and Jill bathroom. The first floor is where the views really start to come into their own.

The main bedroom is a generous double with views down over the village and across to the Teifi Estuary from the side window and views over the village from the front. Exposed wooden floorboards add to the character, and there is direct access into the Jack and Jill bathroom, which gives the room a more connected feel without losing flexibility for the rest of the floor.

The bathroom itself is fitted with a shower, wash hand basin, toilet and bidet, and serves both the main bedroom and landing. It is a useful arrangement for a house of this style and size.

Bedroom two is another double room, again with exposed floorboards and another lovely outlook towards the estuary. Bedroom three is a single room with a built-in cupboard, and like the other bedrooms it makes the most of the position with more views towards the water. For many buyers, that outlook will be a real part of the appeal here. It gives the upper floor something a bit more special than the average village cottage.

Externally:
Outside, the rear garden is an enclosed patio space with a rockery to the side planted with mature flowers and shrubs. Backing onto a field and looking down towards the estuary, it feels like a very usable outside area that does not demand too much upkeep. It is easy to imagine this being a good spot for sitting out, reading, eating outside or simply enjoying the setting.

To the front, and on the opposite side of the no through road, there is a detached garage.

The wider setting adds even more to the appeal. St Dogmaels remains one of the most sought-after villages in this part of West Wales, with a strong sense of place, good local amenities and easy access to beautiful walking routes. The Ferry Inn is within walking distance, and there are several footpaths around the village, including routes running up the road and behind the house towards the field beyond. For buyers who value access to the outdoors, the location works especially well. The coast and beaches of Cardigan Bay are also within easy reach, adding even more to the lifestyle side of the move.

Overall, Cliff Cottage feels honest, characterful and well placed. It offers a very good mix of charm, views, outside space, useful storage and village convenience, and it is easy to see why this part of St Dogmaels is so consistently popular.

For anyone looking for a character cottage with estuary views in a well-regarded village setting, Cliff Cottage is well worth a closer look. Contact Cardigan Bay Properties to arrange a viewing.

INFORMATION ABOUT THE AREA:
St Dogmaels is one of the most popular villages in this part of West Wales, sitting just outside Cardigan and overlooking the Teifi Estuary as it meets Cardigan Bay. The village has a strong community feel and a good range of amenities including a village shop, café, working abbey, primary school and the well-known Ferry Inn. There is easy access to a network of footpaths, including routes towards Poppit Sands and the Pembrokeshire Coast Path, making it a great base for anyone who enjoys walking, the coastline and village life within easy reach of town.

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.

Kitchen

Lounge/Diner

Landing

Bedroom 1

Jack and Jill bathroom

Bedroom 2

Bedroom 3

IMPORTANT MATERIAL 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: Detached garage.
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains & Solar Electricity
WATER SUPPLY: Mains
HEATING: Electric Heating with immersion heater for hot water & multi fuel stove in the lounge.
BROADBAND: Connected TYPE - Superfast - up to 33.3 Mbps Download, up to 6.47 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: Good outdoor, variable in-home, 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/COVENANTS: The seller has advised that There is a chancel repair liability on this property, you will need to purchase an indemnity insurance to cover this. The property is in a conservation area.
RIGHTS & EASEMENTS: The seller has advised that there is a chancel repair liability on this property, you will need to purchase an indemnity insurance to cover this. The property is in a conservation area.
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.

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. Up the top of a no through road, the lane up is narrow and steep at the top so take care when driving up. There is a public footpath running alongside the far left of the property (NOT on this property's land) into the field behind.

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.

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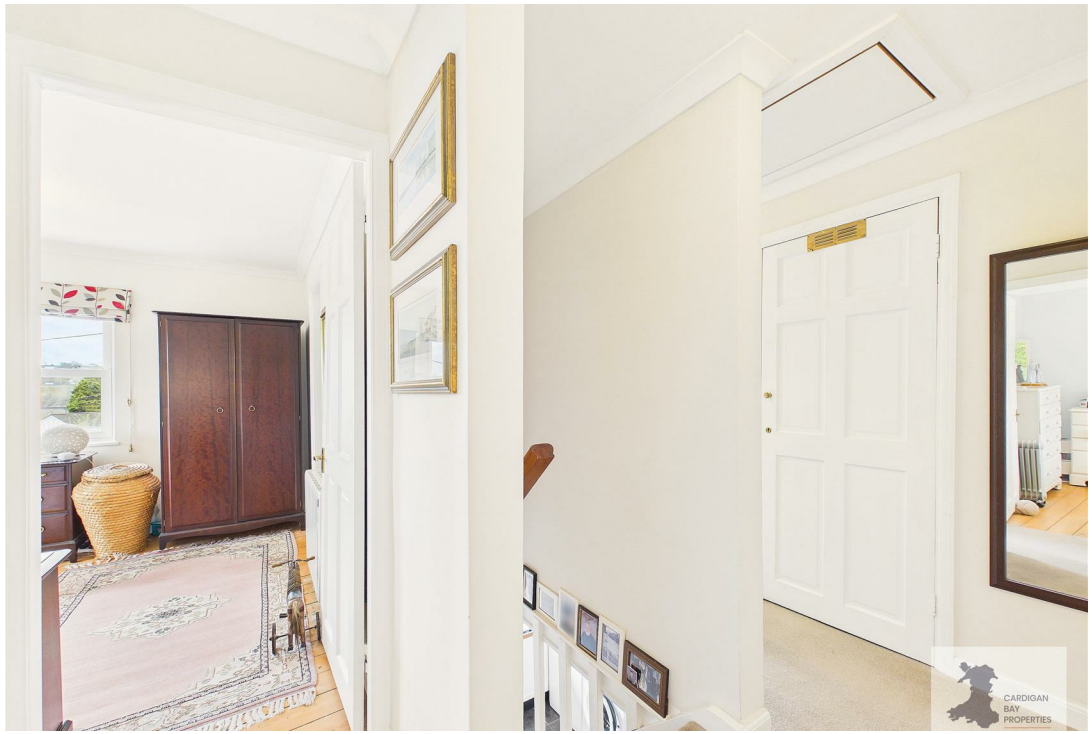















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DIRECTIONS:

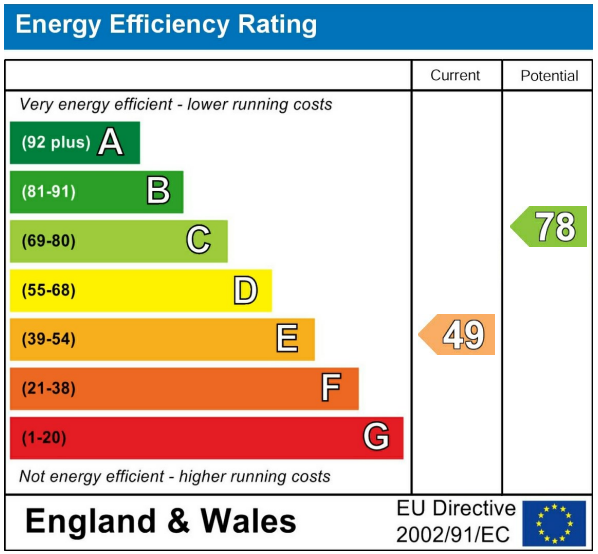
What3Words to the path - ///slip.middle.messy What3Words to the house - ///monitors.qualify.trappings From Cardigan head out over the old bridge and turn right onto St Dogmaels road, heading for St Dogmaels. Drive through the village, and keep following the road right at the top of the high street, heading for Poppit Sands. Drive down Pilot Street, and as you approach the bottom of this street, just before you reach The Ferry Inn, you will see a left turning up Pentre Langwm. Turn left here, keep left at the fork, follow this road all the way up to the top, you will see a detached garage on the left hand side where you can park in front of and the property is opposite the garage, through a small gate.











Contact Helen on 01239 562 500 or helen@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.

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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