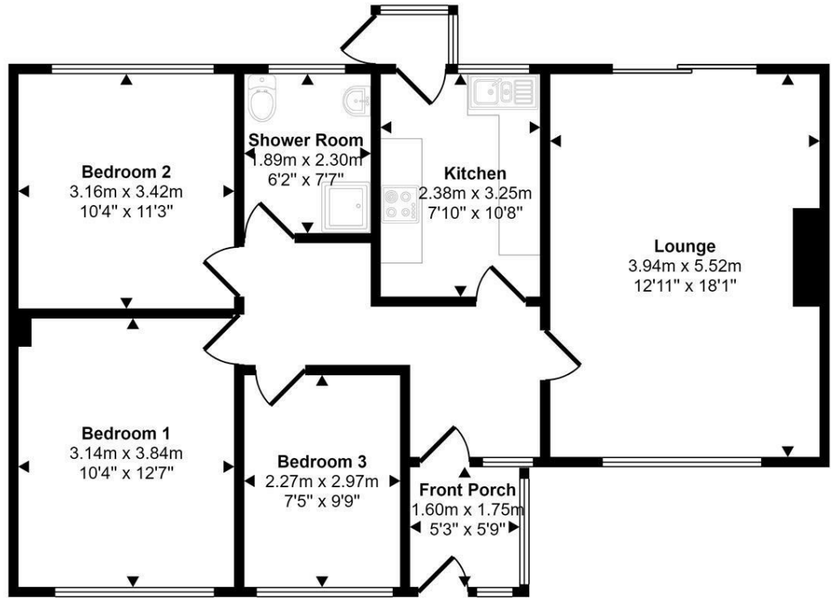
0345 094 3006
finest@westwalesproperties.co.uk
westwalesfinestproperties.co.uk

THE AGENT WITH THE LONDON CONNECTION



Gwylan Cottage Poppit, Cardigan, Pembrokeshire, SA43 3LP



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- **Fantastic Sea Views**
- **Approximately 6 Acres Of Land**
- **Three Bedrooms**
- **Off Road Parking & Detached Garage**
- **Oil Central Heating**
- **Idyllic Coastal Location**
- **Detached Bungalow**
- **Woodland Area**
- **Four Miles To Cardigan Town**
- **EPC Rating: D**

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Offers In The Region Of £575,000

41 High Street, Cardigan, Ceredigion, SA43 1JG
Email: cardigan@westwalesproperties.co.uk
Telephone: 01239 615915

We Say...

Owned by our vendor for over 20 years, this detached bungalow enjoys fantastic, uninterrupted sea views overlooking Cardigan Island, Poppit Sands and Cardigan Bay. The property is set within approximately 6 acres of its own land, extending right down to the coastline. With spectacular scenery and incredible potential, this is a unique opportunity not to be missed. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer!

The bungalow briefly comprises: an entrance porch, a lounge with a wonderful view of the coastline through the patio doors, a kitchen with matching wall and base units, and door to the font garden. There are three bedrooms two of which are double, and a shower room. The property is available fully furnished including the unique hand carved mahogany four poster bed in the master bedroom.

Externally the property is approached via a gated driveway, offering off road parking for approximately two vehicles as well as a detached garage. To the front of the property there is a patio area offering the perfect spot to sit and enjoy the view. There are approximately six acres of land which leads down to the waters edge, this includes woodland and wild areas to the side creating privacy. This is a rare opportunity, with potential to become a wonderful sea side home!

Location

St Dogmaels is steeped in history with the ruins of the 12th century Abbey at its heart. The village has a village shop, post office, pub, visitor centre with cafe, an award winning local producers market, places of worship and a primary school. The Abbey ruins provide a magnificent backdrop for the annual Shakespeare plays. Nearby Cardigan town offers a range of amenities including; a primary and secondary school, a further education college, major super markets and superstores, several public houses, leisure centre, restaurants and coffee shops and many independently-run local shops.













DIRECTIONS

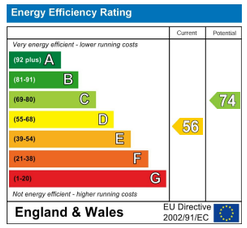
From our Cardigan office head out of Cardigan over the old bridge and turn immediately right onto St Dogmaels Road. Continue along this road going through St Dogmaels. Head towards Poppit sands, past the carpark and following the road left. Continue along this road for approximately 0.8 miles and the property will be located on your right hand side directly after the youth hostel marked by our For Sale Sign. WHAT3WORDS - acrobats.simply.readers

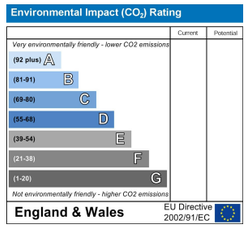
GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E' Pembrokeshire County Council
DRAINAGE: Please note we are advised this property is served by private drainage.

ref: LW/AMS/10/22/OK/LW

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/



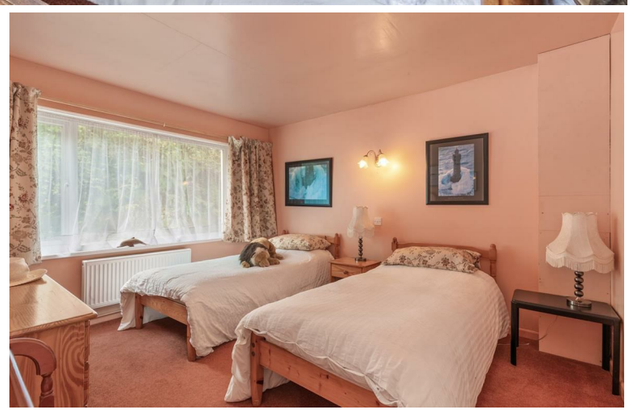


AERIAL VIEW
















Gwylan Cottage,
Poppit, Cardigan




Please Note - Boundary for illustration only.
Please refer to Land Registry for accurate boundary lines.






Gwylan Cottage,
Poppit, Cardigan