

CARDIGAN
BAY
PROPERTIES
EST 2021

Llys Yr Eog, High Street, Cardigan, SA43 3EF

Offers in the region of £240,000

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- Three-bedroom mid-terrace home
- Separate lounge and dining room
- Two double bedrooms plus Bedroom 3/Office
- Enclosed low-maintenance rear courtyard with timber shed
- Freehold with mains services and gas central heating
- Popular St Dogmaels village location
- Kitchen overlooking the rear courtyard
- First-floor shower room
- Off-road parking for two cars
- EPC: TBC



About The Property

Looking for a three-bedroom home in the popular village of St Dogmaels, with off-road parking and manageable outside space? This mid-terrace property offers two reception rooms, three bedrooms, an enclosed rear courtyard and parking for two cars, all within easy reach of Cardigan and the Cardigan Bay coastline.

This three-bedroom mid-terrace home is positioned on High Street in the popular village of St Dogmaels. The property has a practical layout with two separate reception rooms, three bedrooms and a useful enclosed courtyard to the rear. Off-road parking for two cars at the front is another particularly handy feature in this village setting.

The front door opens into a hallway providing space for coats and everyday storage and giving access through to the lounge.

The lounge is positioned at the front of the house and has a broad window looking towards the parking area. There is plenty of room for a selection of seating, with a fireplace forming the main focal point of the room.

From here, the accommodation continues into the dining room. This is a good-sized second reception room with an exposed stone wall adding some character, while the staircase rises directly from the room to the first floor. There is space for a family dining table alongside additional furniture, making this a flexible room that could accommodate both dining and additional seating.
The kitchen sits at the rear of the house and is fitted with a range of wall and base units with work surfaces, tiled splashbacks and a sink. There is an integrated oven and dishwasher along with space for further appliances, while a window looks over the courtyard.

Details Continued:
Returning to the dining room, the staircase rises to the first-floor landing, which connects the three bedrooms and shower room.

Bedroom One is a double bedroom positioned towards the front of the house. The room currently accommodates a double bed together with a good amount of bedroom furniture and benefits from built-in storage.

Bedroom Two provides another double bedroom, again with room for freestanding bedroom furniture.

The third bedroom is currently arranged as an office. Bedroom Three/Office provides a useful additional room which can serve as a single bedroom, home office or hobby room depending on requirements.

Completing the first-floor accommodation is the shower room, fitted with a corner shower enclosure, wash hand basin, WC and bidet, with a window providing natural light and ventilation.

Overall, this is a practical three-bedroom home with two separate reception rooms, private parking and manageable outside space. The interior also offers scope for a new owner to update and personalise areas over

time, while the location places the property within the heart of St Dogmaels and within easy reach of Cardigan and the coast.

Externally:
Outside, the front of the property is predominantly hard surfaced and provides off-road parking for two cars directly in front of the house — a particularly useful feature for a home in this central village location.

The enclosed rear courtyard provides a straightforward, low-maintenance outside area with space for seating and pots. A substantial timber shed provides useful storage for garden equipment, tools and general household items. There is no separate rear access, with the courtyard accessed through the property.

INFORMATION ABOUT THE AREA:
St Dogmaels is a popular village on the Pembrokeshire side of the River Teifi, just a short distance from the market town of Cardigan. The village offers a range of everyday amenities, including local shops, places to eat and drink, a primary school and the historic ruins of St Dogmaels Abbey.

The village is also home to a popular weekly local produce market, while the riverside and surrounding countryside provide plenty of opportunities for walking and enjoying the outdoors.
Further along the road is Poppit Sands, a broad sandy beach at the mouth of the Teifi Estuary. St Dogmaels also marks the northern end of the Pembrokeshire Coast Path, opening up access to miles of coastline and making this a useful base for exploring Cardigan Bay and West Wales.

Nearby Cardigan provides a much wider selection of shops, supermarkets, cafés, restaurants, schools and other services, giving the property the benefit of a village setting while remaining within easy reach of the facilities of a larger 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.

Entrance Hallway
3'10" x 9'9"

Lounge
12'5" x 10'9"

Dining Room
14'10" x 11'9"

Kitchen
7'1" x 6'9"

Landing
5'4" x 12'10"

Bedroom 1
8'4" x 12'10"

Bedroom 2
9'5" x 9'11"

Bedroom 3/Office
5'8" x 9'9"

Shower Room
7'2" x 6'9"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: - Pembrokeshire County









Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas central heating (Mains)
BROADBAND: Connected - TYPE - Standard Wireless - 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 no issues that they are aware of.
RESTRICTIONS/COVENANTS: 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 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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
Viewing Information: Please mind your head when entering the kitchen due to the low door frame. Property in need of modernisation.

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.

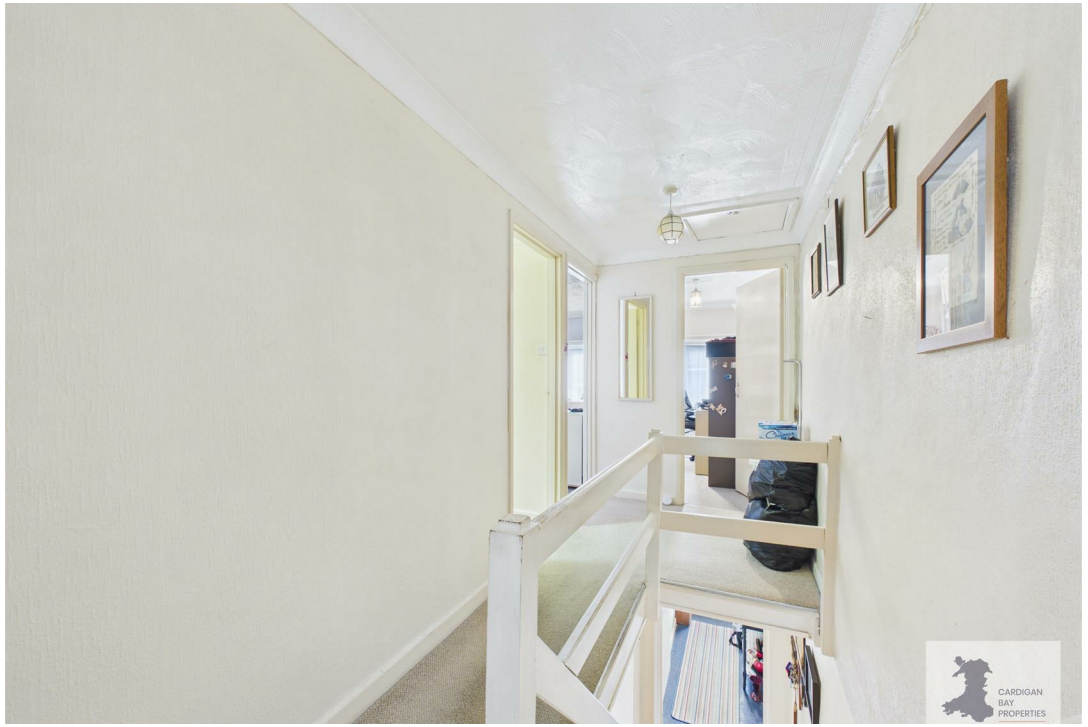
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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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DIRECTIONS:

What3Words: ///thinking.blues.reset From Cardigan town centre, head north-west across the A487 bridge over the River Teifi towards St Dogmaels. Shortly after crossing the bridge, turn right onto the B4546, signposted St Dogmaels. Continue along this road into the village and proceed along High Street, passing the car park on your right it is the third property on your right hand side.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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.

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.

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