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## Waunsegur Uchaf, Moylegrove – SA43 3BJ

£750,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



### **Situation**

St Dogmaels and Moylegrove are highly sought-after coastal villages on the north Pembrokeshire/Ceredigion border, enjoying a spectacular setting at the mouth of the River Teifi. The area is renowned for its unspoilt natural beauty, dramatic coastline and peaceful rural atmosphere, while still offering good local amenities and community life. St Dogmaels provides a village shop, post office, primary school, pubs, café, historic abbey ruins and easy access to the Pembrokeshire Coast Path. Moylegrove, set above the wooded Teifi estuary, is particularly prized for its elevated views, quiet lanes and proximity to secluded beaches such as Ceibwr Bay. The nearby market town of Cardigan offers a wider range of shops, supermarkets, schooling, leisure facilities and healthcare. Road links connect to Cardigan, Newport and the wider West Wales region.

### **MAIN HOUSE**

#### **Entrance/Porch**

Velux window, uPVC double glazed window, tiled floor, door to:-

#### **Hallway**

Sky light window, built-in storage, spotlights, tiled flooring with underfloor heating and thermostatic controls, doors to:-

#### **Kitchen/Breakfast Room**

Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset sink and drainer unit, plumbing for dishwasher, Smeg LPG/electric





## GARDEN

The property is approached via a gated entrance leading to a gravel driveway with ample off-road parking for several vehicles, along with easy access to a double garage that benefits from power. There are also two EV chargers for electric vehicles. To the front, there is a well-maintained lawned area and a decorative gravel path that leads to the rear of the property, where an additional parking space can be found. At the rear, there are paved and gravelled seating areas, and the garden is mainly laid to lawn with mature trees, bushes, and shrubs. The outdoor space also features a wooden treehouse and a wooden garden shed.



Floor 0 Building 1



**Floor 1 Building 1**



Floor 0 Building 2



Floor 0 Building 3



**Floor 0 Building 4**

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

