

**NEW PRICE**



## **Mount Gernos, Cwmins, ST DOGMAELS SA43 3HF**

**Offers in the region of £165,000**

Detached Traditional Cottage  
Lovely Garden & Superb Views  
Off Road Car Parking  
Charm & Appeal Throughout  
Ideal Holiday Let/Home

**DD/WJ/69331/180419**

## **DESCRIPTION**

**FEATURED IN THE BIG OPEN HOUSE WEEKEND - 5th & 6th October, call 01239612080 to book your viewings!**

A charming 2 double bedroom detached cottage situated in the popular coastal village of St Dogmaels. This traditional cottage is offered for sale chain free and would make the most wonderful family home or second home/holiday home, boasting off road car parking, a lovely garden and superb views (from the garden area). The accommodation is immaculately kept and presented being ready for immediate occupation and benefits from mains gas central heating and double glazing which is predominantly throughout. Please note the contents of the cottage are also available by separate negotiation. Viewings are highly recommended.

**EER - D59**

## **SITUATION**

The coastal village of St Dogmaels is a sought after location found only a couple of miles from the beautiful sandy beach at Poppit with long golden beach providing safe bathing

and lovely walks. The village has an award winning weekly market, a choice of good public houses serving fresh seasonal food and drinks, and there are basic shopping facilities. Cardigan town is less than two miles away and provides a wide range of amenities to include a traditional high street parade of shops with national and independent retailers, restaurants and food outlets, a historic castle, supermarkets, and an 18 hole golf course.

## **ENTRANCE HALL**

Entered via door to front, ornate tiled flooring, stairs to first floor, space for hanging coats, radiator, panelled doors to;

## **LOUNGE**

14'4 x 9'3 (4.37m x 2.82m)

Double glazed window to front, fire surround with electric flame effect fire, 2 built-in display and storage cabinets, understairs storage cupboard, beamed ceiling, radiator.

## **KITCHEN/DINER**

14'3 x 9'7 (4.34m x 2.92m)

Double glazed window to front, single glazed external door to side, fitted with a range of wall and base units with worktop over, single electric and grill oven, 4 ring gas hob, integrated

fridge, 1½ bowl single drainer sink unit, part tiled walls, beamed ceiling, radiator.

## **FIRST FLOOR**

### **LANDING**

Spindle balustrade, access to loft, doors to;

### **BEDROOM 1**

14'4 x 9'11 (4.37m x 3.02m)

Double glazed window to front, decorative feature fireplace, exposed beams, radiator.

### **BEDROOM 2**

14'4 x 9'2 (4.37m x 2.79m)

Double glazed window to front, single glazed window to rear, radiator, built-in cupboard housing a Worcester gas fired combination boiler servicing the domestic hot water and central heating system, exposed beams.

## **BATHROOM**

6'2 x 5'4 (1.88m x 1.63m)

Suite comprising bath with Mira electric shower unit over, shower screen, part tiled walls, WC, pedestal wash hand basin, exposed beams, radiator, Velux roof window.

## **EXTERNALLY**

To the side of the property is a hardstanding off road parking area. Steps lead up to the raised rear garden laid mainly to lawn from where superb far reaching views

across the Teifi estuary and towards Cardigan town are enjoyed.

### **SERVICES**

We are advised that mains water, electricity, gas and drainage are connected to the property.

### **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail [cardigan@johnfrancis.co.uk](mailto:cardigan@johnfrancis.co.uk)

### **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

### **TENURE**

We are advised that the property is Freehold

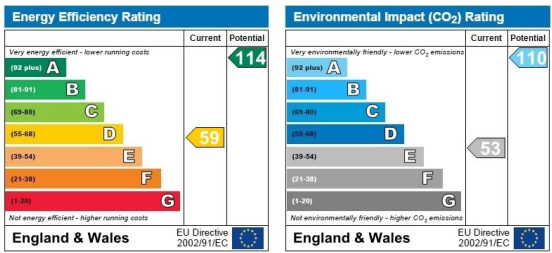
### **GENERAL NOTE**

Please note that 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 on these details have not been tested.

### **DIRECTIONS**

From Cardigan Castle proceed over the stone bridge and turn right for St Dogmaels. Come through the village and up the hill passing the local shop and bear left where the road bends to the right for Poppit. Continue up the hill and on the tight right bend take the left hand turning as identified by our John Francis pointer sign. Proceed a short way up the hill and take the first right turning identified by our second John Francis pointer sign, and the cottage can now be seen a short distance in front of you down this small no-through road.

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John.  
Francis