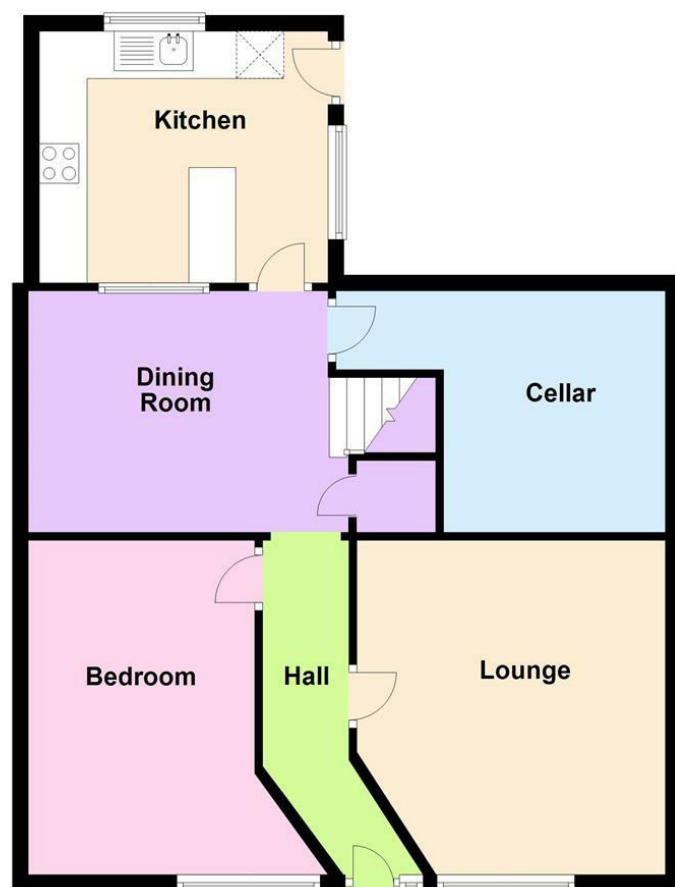
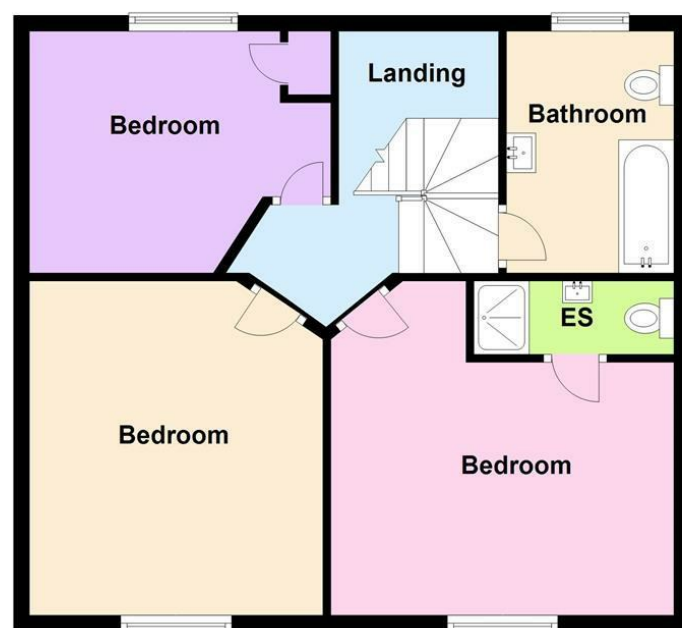


Ground Floor



First Floor



GENERAL INFORMATION

VIEWING: By appointment only.

TENURE: We are advised freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D Pembrokeshire

AGENTS VIEWING NOTES...

We would respectfully ask you to call our office before you view this property internally or externally

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

HW/FHR/08/19/OK/FHR/08/19

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

6 Morgan Street, Cardigan, Ceredigion, SA43 1DF
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

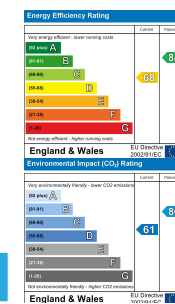


Mariners High Street, St. Dogmaels, Cardigan, Pembrokeshire, SA43 3EF

- End of Terrace House
- Off-Road Parking Front & Rear
- Spacious, Level Rear Garden
- Just 1.5 Miles to Cardigan Town
- Character Features
- 3/4 Bedrooms & 2/3 Reception Rooms
- Popular St Dogmaels Village
- Approximately 1.8 Miles to Poppit Sands Beach
- Ideal Family Home or Investment Opportunity
- EPC Rating: D

£250,000

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The Agent that goes the Extra Mile



3/4 BED HOUSE WITH LEVEL GARDEN AND PARKING IN ST DOGMAELS! Walking distance to local amenities and bus stop, and only 1.8 miles to the beautiful sandy beach of Poppit Sands, this property would make an ideal family home or investment opportunity. From being a former public house and then the local library, this property has a wealth of history and character. In need of some modernising and updating in place, this spacious accommodation benefits from gas central heating, off-road parking and briefly comprises; on the ground floor, hallway, lounge, sitting room/bedroom, dining room, fitted kitchen with door to the rear garden, and a cellar with original slate shelving. From the dining room, there are stairs leading to a half landing and family bathroom. The stairs carry on up to the first floor, with three bedrooms, one being the master bedroom with en-suite and another with a heated airing cupboard.

Externally, the property offers off-road parking to the front AND at least parking for 2 vehicles to the rear, with space to create more parking to the rear if needed. Accessed via the kitchen or from a side road from the rear, the property benefits from a spacious, long rear garden with a lovely patio area outside the kitchen including a covered area which could be ideal for outside dinging and entertaining! The rear garden is laid mainly to lawn with a slate path leading from the patio all the way down to the rear parking, with space for greenhouse,m veg plot etc if needed. This is a rare opportunity to purchase a property not only with plenty of off road parking but also a fairly level garden in the heart of the ever popular village of St Dogmaels.



St Dogmaels is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan (1.3 miles away). St Dogmaels is steeped in history with the ruins of the 12th century Abbey at its heart. The Abbey offers a great venue in the summer for Shakespearean plays and the village offers many cafes and pubs, local shops, places of worship and a primary school. St Dogmaels is also the start (or end) of the 186 miles long Pembrokeshire Coastal Path. And the popular sandy beach of Poppit Sands is only a short drive away. Nearby Cardigan town offers a range of amenities including; a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure center, restaurants and coffee shops, and many local shops.

Hallway 15'7" x 3'4" (maximum) (4.77m x 1.03m (maximum))	Dining Room 13'5" x 9'10" (maximum) (4.10m x 3.02m (maximum))	Half-Landing 6'9" x 8'2" (maximum) (2.06m x 2.49m (maximum))	Master Bedroom 13'10" x 14'2" (maximum) (4.24m x 4.34m (maximum))
Lounge 12'9" x 13'10" (3.90m x 4.24m)	Kitchen 10'7" x 12'0" (3.24m x 3.67m)	Bathroom 5'4" x 8'2" (1.65m x 2.50m)	En-Suite 2'11" x 8'4" (0.91m x 2.55m)
Sitting Room/Bedroom 4 12'5" x 14'1" (approximately) (3.79m x 4.31m (approximately))	Cellar 9'1" x 8'8" (approximately) (2.77m x 2.65m (approximately))	Landing 5'6" x 7'0" (approximately) (1.70m x 2.14m (approximately))	Bedroom 2 13'9" x 12'0" (4.20m x 3.67m)
			Bedroom 3 12'5" x 10'0" (maximum) (3.81m x 3.07m (maximum))



DIRECTIONS

From Cardigan cross the river using the old bridge and take the first turning right on to the B4546, St Dogmaels Road. Proceed onto St. Dogmaels high street, passing the village shop, and the property is the last on the right-hand side before you turn right to go down Feidir Fawr, denoted by our for sale board.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.