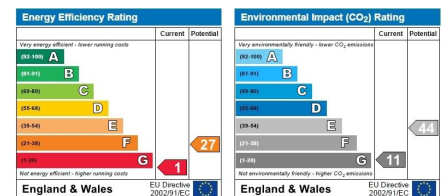




## 2 Bryn Teifi, ST DOGMAELS SA43 3HH

Offers in the region of £185,000

Superb Estuary Views  
Charming & Characterful  
Village Location  
Sloping Garden  
EER - G1



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**DD/RO/70766/191119**

## **DESCRIPTION**

A classic traditional semi-detached cottage situated in St Dogmales village and boasting fabulous far reaching estuary views. The accommodation is of a good size with many charming features, sash windows, beams, fireplaces etc. Externally there is a sloping front garden with seating areas from where the view is also enjoyed. this cottage is offered for sale chain free and is ready for immediate occupation. Viewing advised!

EER - G1

## **SITUATION**

The property is situated off a public footpath in the popular village of St Dogmaels and is within easy driving distance of the nearby sandy beach at Poppit and also the neighbouring town of Cardigan which has a large selection of shops and amenities. St Dogmaels boasts a weekly award winning market, historical abbey with cafe/information centre, convenience shop and choice of places to eat and drink. The Pembrokeshire & Ceredigion coastlines are within a few miles, known for their spectacular scenery they are a draw for locals and tourists alike.

## **ENTRANCE HALL**

Enter via front door, stairs to first floor, Dimplex electric radiator, tiled flooring, wooden doors to:

## **LIVING ROOM**

14'2 x 9' (4.32m x 2.74m)  
Exposed stone fireplace with wood burning stove, exposed beam ceiling, sash window to front enjoying

superb far reaching views over the Teifi estuary and surrounding countryside, Dimplex electric radiator.

## **KITCHEN/DINER**

14'5 x 9'8 (4.39m x 2.95m)  
Fitted wall and base units with worktops over, 1½ bowl single drainer sink, space for electric cooker, part tiled walls, tiled flooring, sash window to front enjoying superb views, Dimplex electric radiator, built-in storage cupboard, under stairs cupboard, door to:

## **BATHROOM**

12'10 x 6'2 (3.91m x 1.88m)  
Comprising bath with mixer shower over, wash hand basin set in vanity storage unit, part tiled walls, tiled flooring, frosted windows to front and rear, area housing WC with window and plumbing for washing machine.

## **FIRST FLOOR LANDING**

Double glazed window to rear, Dimplex electric radiator, stairs to loft, doors to:

## **BEDROOM ONE**

14'11 x 9'4 (4.55m x 2.84m)  
Sash window to front enjoying superb views, window to side, fitted airing cupboard with hot water cylinder, Dimplex electric radiator, beamed ceiling.

## **BEDROOM TWO**

14'10 x 9'2 (4.52m x 2.79m)  
Sash window to front enjoying superb views, wooden flooring, feature fireplace, Dimplex electric radiator, beamed ceiling.

## **LOFT**

23' long (7.01m long)  
Velux windows, electric heater.

## **EXTERNALLY**

The property is reached via shared access with the

neighbouring property. To the front is a good sized sloping garden being mainly laid to lawn, there is a stepped path down the centre with useful **SHED** and terraces mainly laid to lawn.

## **SERVICES**

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

## **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail 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 head over the old stone bridge by the Castle and turn right for St Dogmaels. Head through the village ( ignoring the bend to Poppit ) and proceed up the hill, around the hairpin bend towards Moylegrove and on for some 100 meters until you see the property on the right hand side identified by our for sale sign. Walk down the front of the cottage, using the public footpath, and go through the gate which is shared with next door, this will lead you to the front door.