

NEW PRICE



## 2 Bryn Teifi, ST DOGMAELS SA43 3HH

**Offers in the region of £174,995**

Superb Estuary Views  
Charming Cottage  
Full Of Character  
Village Location  
Sloping Garden

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**DD/RO/70766/191119**

## **DESCRIPTION**

A classic traditional semi-detached cottage situated in St Dogmaels 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](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 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
			27
			1

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			
			44
			11

**John.  
Francis**