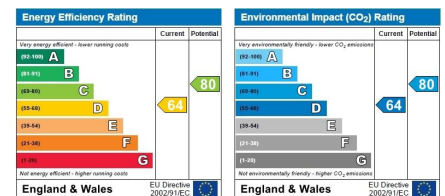




Brolon, Penrhiw, ST DOGMAELS SA43 3HH

Offers in excess of £195,000

Classic Coastal Cottage
Impressive River Views
Off Road Car Parking
An Ideal Investment
Popular Village Location
EER - D64



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DD/DT/77037/130820

DESCRIPTION

A traditional coastal cottage boasting magnificent views of the surrounding area and Teifi River Estuary, located within the sought after pretty village of St Dogmaels. The cottage has 2 bedrooms and good size living space, plus off road car parking and small garden. This would make an excellent home to live in or to do holiday lets. Viewing advised.
EER - D64

SITUATION

St Dogmaels 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, an old abbey with cafe/information centre, convenience shop, places to eat and drink and primary schooling. The Pembrokeshire & Ceredigion coastlines are within a few miles distant known for their spectacular scenery and is a draw for locals and tourists alike. Poppit beach is literally just down the road and is a splendid sandy family friendly beach.

ACCOMMODATION

Glazed front door to:

HALLWAY

Stairs to first floor, tiled flooring, sliding door to:

LOUNGE / DINER

18'7 x 10'2 (5.66m x 3.10m)

Secondary glazed sash window to front enjoying

the superb far reaching views, continuation of tiled flooring, feature fireplace, radiator, shelving recess, sliding door to:

KITCHEN

8'10 x 7'5 (2.69m x 2.26m)
Fitted with a range of wall and base units with worktops over, 4 ring hob, single oven, extractor hood, circular sink unit, tiled floor, part tiled walls, radiator, area under stairs for further storage space, window and external door to a small rear enclosed yard.

FIRST FLOOR LANDING

Spindle balustrade, double glazed window to rear, doors to:

BEDROOM ONE

12' x 8'1 (3.66m x 2.46m)
Secondary glazed sash window to front enjoying the magnificent views, radiator, beamed ceiling, wood laminate flooring.

BEDROOM TWO

8'11 x 5'4 (2.72m x 1.63m)
Secondary glazed sash window to front enjoying the superb views, vaulted ceiling, built-in bunk beds.

BATHROOM

7'8 x 6'1 (2.34m x 1.85m)
Suite comprising bath with electric shower over, WC, pedestal wash hand basin, tiled floor, tiled walls, Velux roof window, heated towel radiator.

EXTERNALLY

To the rear is a very small yard. To the front of the property across the road is a gravelled driveway/off road parking area, a decked seating area with glazed balustrade where possibly the best views are

enjoyed of the surrounding village, river estuary, Cardigan town in the distance and rolling countryside beyond. There is also a useful **STORAGE SHED** here. Steps lead down to a steep tiered garden providing some outdoor greenery/growing space.

SERVICES

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

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. Come in to the village and proceed up the hill to near the top (Ignoring the bend leading to Poppit) and after going around a tight hair pin bend you will find the property further along on the left hand side.