

Regulated by:



Since 1989

Detached 3 bed dwelling. Sought after location. St Dogmaels, Cardigan - West Wales.



Cnwc-Y-Cadno, Mwtshwr, St Dogmaels, Cardigan, Pembrokeshire. SA43 3HZ.

Ref R/2613/RD

£395,000

****Large 3 bedroomed detached dwelling**Pleasant views over the village and riverside**Private off road parking and garage**Well proportioned living space and bedrooms**Central village location**Close to amenities**Sought after location****

MUST BE VIEWED TO BE APPRECIATED.

The property is situated within a riverside coastal settlement of St Dogmaels on the banks of the River Teifi. A close walking distance of multiple features, services and facilities including the registered Former Abbey and its award winning centre and market place, village shop and post office, public houses, fish and chip shop, riverside walkways and paths. The village has close links to the All Wales coastal footpath which leads into the Pembrokeshire coast national park. Cardigan town centre is some 5 minutes drive/ 10 mins walk offering a wider range of national local facilities, primary and secondary school, sixth form college, supermarkets, doctors surgery, local hospital, cinema and theatre complex, public houses, cafes, restaurants and places of worship.

GENERAL

Erected within the last 6 years. A substantial 3 bed dwelling situated on an elevated plot overlooking the popular village of St Dogmaels.

The property offers excellent living space across the ground floor with well proportioned kitchen and dining room providing access to rear patio and good sized family living room with feature window to front.

On the first floor are 3 large double bedrooms, one with En Suite and a good sized family bathroom. All rooms are orientated to maximise the view and outlook to the front.

To the rear is a private patio area with steps leading to an elevated garden predominately being laid to lawn.

GROUND FLOOR

Entrance Hallway

Via upvc glass panel door and side panel, exposed Oak flooring.



Lounge



12' 7" x 17' 1" (3.84m x 5.21m) with bay window, Engineered Oak flooring, multi fuel burner, TV point, multiple sockets, Glass doors leading through to -

Kitchen/Dining Room

10' 6" x 19' 2" (3.20m x 5.84m) (also accessed from the main hallway). Cream base and wall units, Oak effect worktop, tiled flooring in kitchen area, fitted dishwasher. Integrated oven, grill and hobs with extractor over, 1½ ceramic sink and drainer with mixer tap, rear window and patio area. Tiled splash back.





Dining Area with space for 6+ persons. Rear patio, engineered Oak flooring.



Utility Room



11' 1" x 8' 6" (3.38m x 2.59m) with rear door to patio, cream base and wall units, 1½ stainless steel single drainer with mixer tap, washing machine connection.

W.C.



3' 4" x 6' 10" (1.02m x 2.08m) w.c. single wash hand basin, tiled flooring, part tiled walls.

Integral Garage

16' 0" x 10' 4" (4.88m x 3.15m) accessed from the utility area. Steps down from the utility area to a large garage area with concrete floor, up and over door, multiple sockets housing gas combi boiler.

FIRST FLOOR

Landing



With under eaves storage cupboard. Access to Loft. Radiator.

Master Bedroom

13' 5" x 10' 3" (4.09m x 3.12m) double bedroom with window to front enjoying views over the village towards the river, multiple sockets, radiator. Under eaves storage, TV point. Access to loft.



En Suite

6' 4" x 6' 8" (1.93m x 2.03m) with corner tiled shower unit, w.c. single wash hand basin, heated towel rail, velux, tiled flooring.



Bathroom

7' 5" x 7' 0" (2.26m x 2.13m) a white bathroom suite including panelled bath with shower over, dual flush w.c. single wash hand basin, heated towel rail, tiled walls and flooring, velux roof light.



Bedroom 2

11' 7" x 11' 6" (3.53m x 3.51m) a double bedroom, radiator, rear window overlooking garden, multiple sockets. TV point.



Bedroom 3



11' 7" x 14' 3" (3.53m x 4.34m) large double bedroom with window to front enjoying views over the village and towards the river. Radiator, multiple sockets, TV point. Door leading through to -

Dressing Room

7' 8" x 8' 4" (2.34m x 2.54m) with radiator, window to front, multiple sockets.



EXTERNALLY

To Front



The property is approached from an adjoining county road into a private tarmac forecourt providing off road parking and access to garage and front door access to raised balcony area.

Side footpath leading through to -

Rear Patio Area

Being private and not overlooked. Wrapping around the rear elevation of the property.

Steps leading up to raised garden laid to lawn.



Services

Mains Electricity, Water and Drainage. Gas central Heating.

Directions

From Cardigan proceed towards St Dogmaels along St

Dogmaels road. As you enter into the village passing B V Rees on your right hand side. Take the next immediate left hand turning onto David Street. Proceed along this lane for approximately 200 yards, bearing left onto Mwtshwr. Continue for approximately 50 yards and the property is on the right hand side as identified by the Agents for sale board.

