

Regulated by:



RICS



Since 1989

An outstanding coastal Des Res. St Dogmaels Near Cardigan - West Wales.



Can Y Nant, Feidr Fawr, St Dogmaels, Cardigan, Pembrokeshire. SA43 3EU.

Ref R/2634/RD

£495,000

****Substantial 4-5 Bed Coastal Dwelling**Views over the Teifi Estuary and towards Cardigan Town**Situated within a large plot**Private Rear Garden**Private Off Road Parking**Garage**A desirable elevated plot**High Quality Fixtures and Fittings throughout**Fully orientated to maximise the views and natural light**A Modern Home but with character appearance****

****HAS TO BE VIEWED TO BE APPRECIATED ! **DECEPTIVELY SPACIOUS AND WORTHY OF VIEWING****

The property is situated within the riverside coastal settlement of St Dogmaels on the banks of the River Teifi. A close walking distance of the local 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 its own primary school and has links to the All Wales coastal path which leads into the Pembrokeshire coast national park. Cardigan town centre is some 5 minutes drive/10 minutes walk offering a wider range of national and local retailers, primary and secondary school, sixth form college, supermarkets, local surgery, local hospital, cinema and theatre complex, public houses, cafes, restaurants and places of worship.

GENERAL

An outstanding three storey dwelling boasting Oak flooring and Oak doors throughout. Feature Oak staircase runs through the heart of the property.

The rooms are fully orientated to maximise the outstanding views over the Teifi Estuary towards Cardigan with rear patio doors leading to a private rear garden space.

Constructed by a renowned, sought after local Developer, the dwelling is built to the highest order and is highly efficient with low running costs.

The property provides an excellent standard of living space with spacious bedrooms.

A truly wonderful family home in an envious location.

GROUND FLOOR

Entrance Hallway

6' 9" x 19' 8" (2.06m x 5.99m) via composite door, Oak flooring, radiator. Picture window to front with views over the estuary and allowing excellent natural light. Oak staircase, understairs cupboard.



Utility/W.C.

7' 5" x 6' 9" (2.26m x 2.06m) Oak effect base units, tiled flooring, w.c. washing machine connection, radiator.

Front Bedroom 1

12' 11" x 16' 7" (3.94m x 5.05m) a double bedroom, window to front enjoying views over the estuary, radiator, multiple sockets, walk in wardrobe 6'2" x 4'10" with a range of fitted shelves, radiator.



En Suite

6' 0" x 7' 1" (1.83m x 2.16m) 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, spot lights to ceiling.



Front Bedroom 2



16' 1" x 13' 0" (4.90m x 3.96m) a double bedroom, window to front with views, radiator, multiple sockets, walk in wardrobe 6'1" x 5'4" with a range of shelving, radiator.

En Suite

6' 0" x 7' 1" (1.83m x 2.16m) recently refurbished to provide a new P shaped bath with shower over, single wash hand basin and vanity unit, dual flush w.c. tiled walls and flooring, spot lights to ceiling.



FIRST FLOOR

LANDING

Accessed via the Oak staircase with window to front, Oak flooring.



W.C.

To include dual flush w.c. single wash hand basin and radiator. Rear window.

Lounge

13' 0" x 22' 8" (3.96m x 6.91m) substantial family living room retaining a cosy feel with feature fireplace with log burner on slate hearth with Oak mantle, Oak flooring, window to front enjoying views over the Teifi Estuary and towards Cardigan. Allowing excellent natural light. 6'9" rear patio door to garden. Multiple sockets, TV point. Spot lights to ceiling.





Kitchen/Dining Room

12' 11" x 22' 8" (3.94m x 6.91m) modern off white range of kitchen base and wall units with wood effect worktop, tiled splash backs, space for a gas/electric cooking range, dual aspect windows to front and side with enviable views, fitted dishwasher, 1½ stainless steel sink and drainer with mixer tap, Breakfast bar with seating area, spot lights to ceiling.



Dining Area

With space for 6+ persons table, 6'9" patio door to garden. Oak flooring, radiator, multiple sockets.



Snug/Sitting Room/Potential Bedroom

17' 9" x 12' 4" (5.41m x 3.76m) feature portal window to side elevation, 2 x velux, under eaves storage, radiator, multiple sockets, TV point.



SECOND FLOOR

Accessed from the continuing Oak staircase. Velux roof lights, radiator, multiple sockets.

Bedroom 3



13' 3" x 13' 11" (4.04m x 4.24m) a double bedroom, multiple sockets, radiator. Velux to front allowing excellent natural light with views over the Teifi Estuary. Rear velux roof light.

Bedroom 4

13' 3" x 13' 11" (4.04m x 4.24m) L shaped double bedroom, multiple sockets, radiator, velux window to front allowing views over the Teifi Estuary and excellent natural light. Rear velux.



En Suite

7' 3" x 6' 7" (2.21m x 2.01m) tiled corner shower, dual flush w.c. single wash hand basin, radiator, extractor fan.



EXTERNALLY

To the Front

The property is approached via the adjoining county road up a private tarmac drive to a -



Double Garage



18' 0" x 18' 0" (5.49m x 5.49m) with electric up and over door, concrete floor, side composite door, multiple sockets. Houses the gas combi boiler.

To the Rear

From the first floor access to a private rear garden being part laid to lawn and the remainder as an useful patio area. Side external access to ground floor.





Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Gas Central Heating.

Directions

From Cardigan proceed into St Dogmaels along St Dogmaels road. Drive through the village, continue along the High Street, bearing right onto Feidr Fawr (sign posted Poppit). Proceed along this road for approximately 200 yards and the property is located on the left hand side as identified by the Agents for sale board.

