

*Character 2 Bed Detached Dwelling. Set within a large plot with private parking. St Dogmaels Near Cardigan - West Wales.*



**Ivy Cottage David Street, St Dogmaels, Ceredigion. SA43 3HT.**

**£295,000**

**Ref R/ 4059/RD**

**\*\*Large 2 bed dwelling set within spacious plot\*\*Central Village location\*\*Private Parking and side garden\*\*New Kitchen\*\*Modern Bathroom\*\*Separate Shower Room\*\*Recently redecorated\*\*Ideal 1st time buyer opportunity\*\*Attention Investors\*\*Deceptively spacious property 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 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 path 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 and local facilities, primary and secondary school, Sixth Form College, Supermarket, Doctors Surgery, local hospital, Cinema and Theatre complex. Public houses, cafes, restaurants and places of worship.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GROUND FLOOR

### Living Room

16' 0" x 22' 6" (4.88m x 6.86m) accessed via a upvc glass panelled door into large open plan room with feature fireplace, quarry tiled hearth, feature stone surround and oak mantle, Oak effect laminate flooring. Part red and black quarry tiled flooring, 2 windows to front, 2 radiators. Open staircase to first floor. TV point, multiple sockets. Exposed beams to ceiling, front door.





## Kitchen

10' 6" x 23' 2" (3.20m x 7.06m) new modern Navy kitchen range with light formica worktop. sink and drainer with mixer tap, wood effect vinyl flooring, free standing gas cooking range, fitted dishwasher, breakfast bar with seating, fitted fridge freezer within breakfast bar, tiled splash back, side seating area, front window and door to front forecourt.





### Ground Floor Shower Room

2' 11" x 9' 2" (0.89m x 2.79m) with a modern tiled shower unit, single wash hand basin, dual flush w.c. heated towel rail. Part tiled walls. Window to front and side.



## FIRST FLOOR

### Landing



With access to Loft. Side windows allowing natural light.

### Bedroom 1

7' 11" x 13' 11" (2.41m x 4.24m) a double bedroom, radiator, dual aspect windows to front and side with views over the village, multiple sockets, radiator. Part exposed A frames to ceiling.



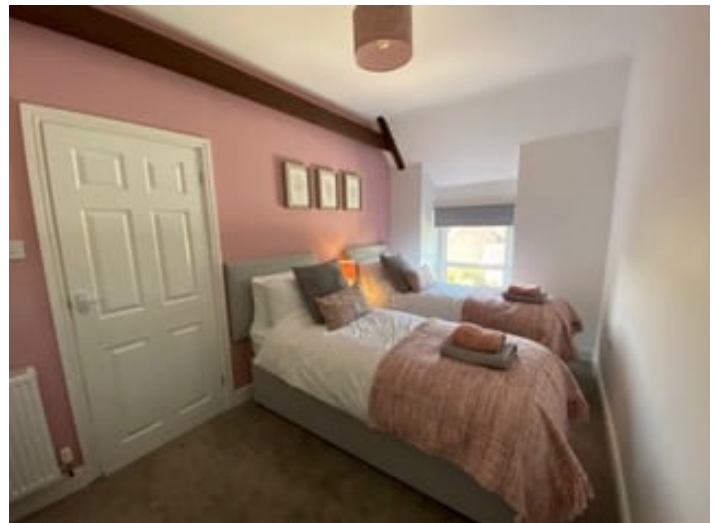
### Bathroom

7' 8" x 8' 8" (2.34m x 2.64m) a white bathroom suite having bath with shower over, dual flush w.c. single wash hand basin, heated towel rail, velux roof lights over. Part exposed A frames to ceiling. Tiled flooring.



### Bedroom 2

14' 8" x 8' 0" (4.47m x 2.44m) a double bedroom, front and side windows enjoying views over the garden and village. Radiator, multiple sockets. Part exposed A frames to ceiling.





## EXTERNALLY

### To the Front

The property is approached from the adjoining lane into an enclosed concrete forecourt with parking space and exterior stone outbuilding. Ideal for refuse or log storage.



### To the Side

A lawned garden area running along the entire boundary of the property with glass house at bottom.





## Services

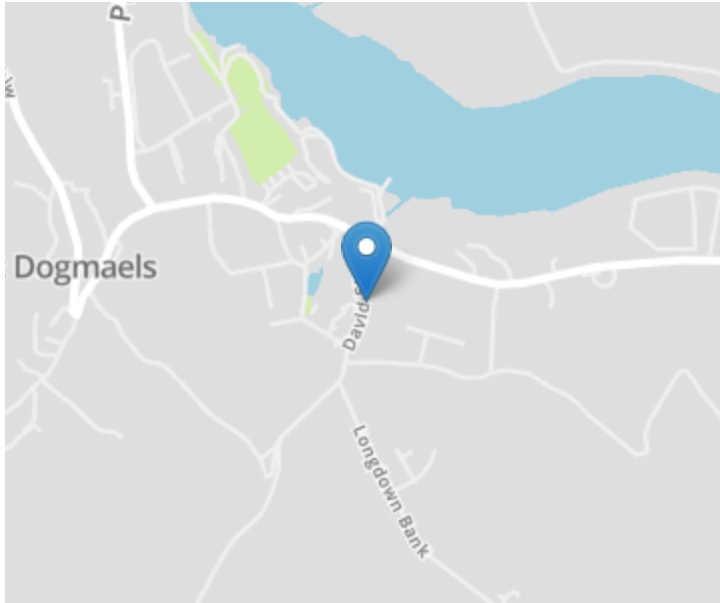
We are advised that the property benefits from Mains Water, Electricity and Drainage. Gas central heating.

## MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## TENURE

The property is of Freehold Tenure.



### Directions

From Cardigan proceed into St Dogmaels along St Dogmaels road. As you enter down 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 and the property is located on the left hand side as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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