

A rare opportunity to acquire an 2.5 Acre Coastal smallholding rurally located on the North Pembrokeshire coastline with views over the Teifi estuary and Cardigan Bay.



Llysnewydd, St Dogmaels, Cardigan, Pembrokeshire. SA43 3JP.

£295,000

Ref A/5372/ID

****A rare opportunity to acquire an 2.5 Acre coastal smallholding**Situating in the north Pembrokeshire coastline**Near St Dogmaels**3/4 bed detached dormer bungalow**In need of cosmetic upgrading**Superb views over the North Pembrokeshire coastline and the Teifi Estuary**Rural yet not remote location**Double Glazing and electric storage heaters****

The property comprises of Entrance Hall, Front Lounge/Sitting Room, Kitchen, Utility Room, Front Double Bedroom 1, Bathroom, 2nd Reception/Bedroom 2. First Floor - 2 Bedrooms.

Conveniently positioned along the early growing Cardigan Bay coastal region on the outskirts of the village of St Dogmaels. The Market town of Cardigan is some 5 miles drive from the property with a good level of local amenities and services. A 30 minute drive from the Market town of Newcastle Emlyn and a further 40 minute drive to Carmarthen and the link road to the M4 motorway



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GROUND FLOOR

Entrance Hall

11' 5" x 12' 7" (3.48m x 3.84m) max. Approached via front storm porch. With half glazed uPVC door with side panel, parquet flooring, electric heater. Dog leg staircase to first floor with understairs storage cupboard.



Lounge/Sitting Room



12' 5" x 18' 4" (3.78m x 5.59m) a spacious room with an open fireplace with tiled surround and hearth, large double glazed window to front, electric heater, wall lights.

Kitchen



12' 4" x 12' 1" (3.76m x 3.68m) with range of fitted cupboard units with Formica working surfaces above, stainless steel drainer sink, oil fired Rayburn Royal, electric cooker space, double glazed window to side and rear, tiled flooring, half glazed uPVC door. Door into -

Utility Room

6' 0" x 7' 0" (1.83m x 2.13m) with tiled flooring, half tiled walls.



Front Double Bedroom 1

13' 2" x 11' 9" (4.01m x 3.58m) with large double glazed window to front, Economy 7 heater.



Bathroom



5' 5" x 6' 0" (1.65m x 1.83m) a three piece suite comprising of a panelled bath with mains shower above, pedestal wash hand basin, dual flush WC half tiled walls, frosted window to side.

Reception 2 / Downstairs 2nd Bedroom

12' 0" x 12' 0" (3.66m x 3.66m) with large double glazed window to rear with views over the land, electric fireplace and surround.

FIRST FLOOR

Bedroom 3

14' 5" x 8' 9" (4.39m x 2.67m) max. Double glazed window to side, access door to attic, fitted cupboard unit with shelving.



Principal Bedroom 4





12' 4" x 12' 9" (3.76m x 3.89m) double glazed window to side with superb views over Cardigan Bay, electric heater, fitted wardrobes.

EXTERNALLY

To the Front

The property is situated at the top of a private farm track and benefits from a full right of way.

The property has a front lawned forecourt with pull in parking and concrete driveway for 1 car. Access to -



Attached Garge

9' 0" x 14' 0" (2.74m x 4.27m) with double doors to front.

Footpaths surround the property.

The Land

The land extends to approximately 2.5 ACRES with productive pasture paddocks being slightly sloping.





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.

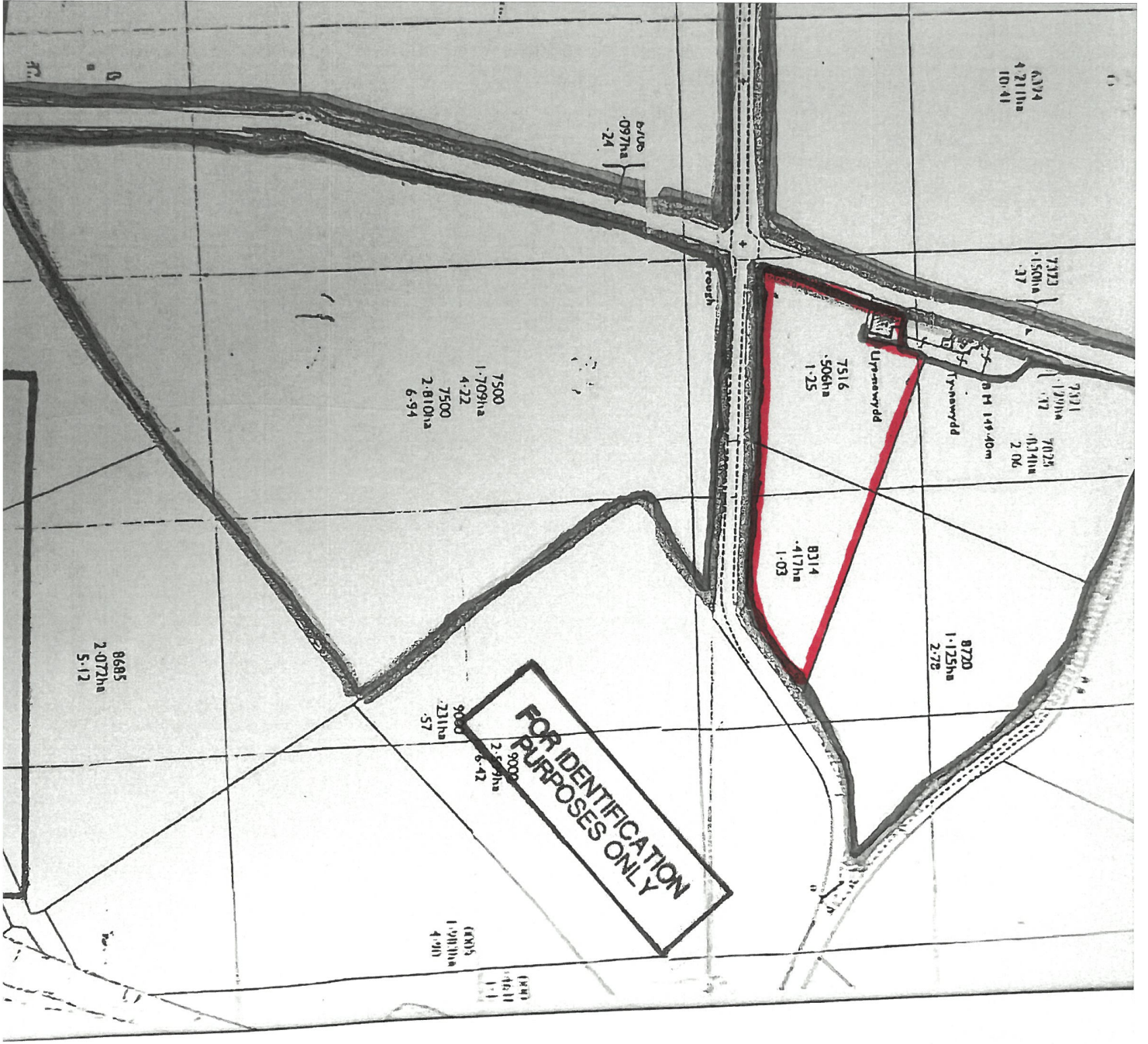
TENURE

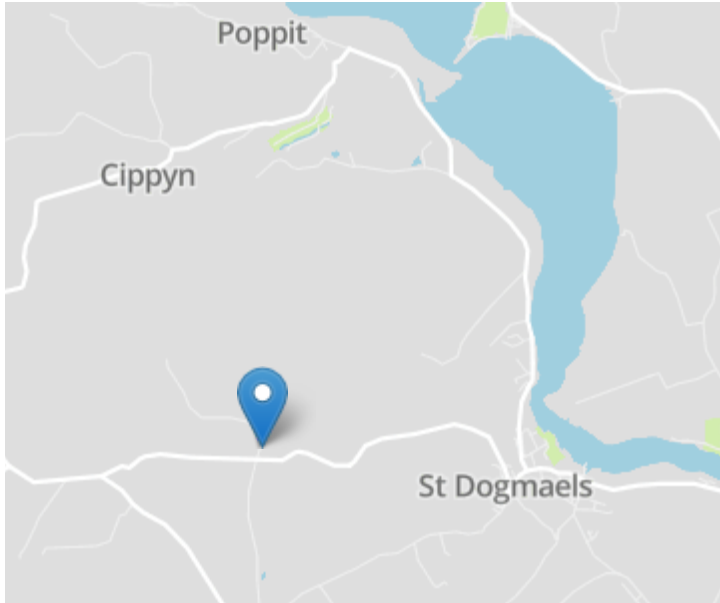
The property is of Freehold Tenure.

Services

The property benefits from mains electricity, shared private water supply via spring. Oil Rayburn in kitchen. Electric storage heating. Drainage to shared septic tank.

Council Tax Band - E (Pembrokeshire Council)





Directions

From Cardigan town centre head West on the B4546 St Dogmaels road. Continue into the village of St Dogmaels, along High Street and then onto Tan Y Rhiw. Carry up the hill and around the hairpin right bend, up onto Pen Y Rhiw towards Moylegrove. Continue on this road for approximately a mile and you will get to the brow of the hill where the road straightens out and the property will be located on the right hand side down a farm track as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	24	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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