

*A Well-Positioned 3 Bedroom Semi-Detached with Spectacular Views. St. Dogmaels. Nr, Cardigan.  
West Wales*



Cwmins Llwyn Yr Eos, St Dogmaels, Cardigan, Pembrokeshire. SA43 3HF.

£140,000

Ref R/4012/ID

**\*\*Attention 1st Time Buyers/Investors\*\*3 Bedroom Semi-Detached\*\*Highly Sought-After Area\*\*\*\* Partially Redecorated\*\*Part New Double Glazed Windows\*\*10 mins Drive to Cardigan\*\*Mains Gas Central Heating\*\*Spectacular Views Over The Estuary\*\*Only 5 mins drive to Poppit Sands\*\*A GREAT OPPORTUNITY FOR THOSE SEEKING TO GET ON THE PROPERTY LADDER\*\***

Property comprises of - entrance hall, office/study, front lounge, rear dining room, kitchen with separate entrance. First floor - 3 bedrooms, bathroom.

The property is situated in the popular village of St. Dogmaels in an elevated position overlooking the estuary providing superb views. 10 mins drive to Cardigan town centre with its range of traditional high street offerings, local cafes, bars, restaurants, supermarkets, retail parks, industrial estates and only a short drive to the Pembrokeshire coast and within walking distance of Poppit Sands.



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## GROUND FLOOR

### Entrance Hallway

5' 11" x 17' 08" (1.80m x 5.38m) via UPVC glass panel door, Stairs rising to the first floor, radiator, wood effect flooring, under stairs storage cupboard, doors opening to:



### Office/Study

5' 11" x 4' 10" (1.80m x 1.47m) Double glazed window to rear, multiple sockets, wood effect flooring.



### Dining Room

11' 02" x 12' 04" (3.40m x 3.76m) Window to the rear, radiator, multiple sockets, wood effect flooring, door to kitchen and large opening to:



### Living Room

11' 02" x 12' 04" (3.40m x 3.76m) with feature fire surround, radiator, wood effect flooring, large double glazed window to garden and fantastic views overlooking the estuary, door into:



### Kitchen

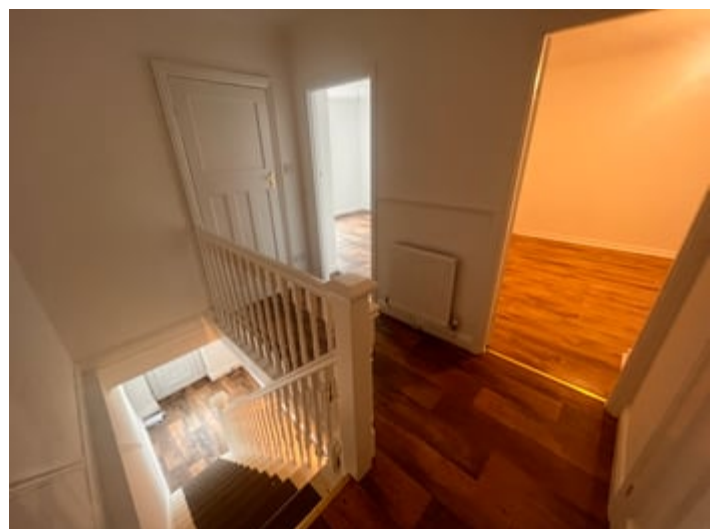
8' 09" x 10' 08" (2.67m x 3.25m) which is also accessed from a separate entrance. A range of wall and base units with 'Formica' work tops, single drainer sink unit, electric oven, grill and 4 ring hob, part tiled walls, Worcester combi-boiler, double glazed window to the front and frosted double glazed external door.



## FIRST FLOOR

### Landing

7' 01" x 9' 06" (2.16m x 2.90m) access to loft, wood effect flooring.





### Bathroom

5' 01" x 8' 11" (1.55m x 2.72m) Peach bath suite with shower, pedestal wash hand basin, WC, radiator, part tiled walls, double glazed window to the rear.



### Rear Bedroom

11' 0" x 11' 03" (3.35m x 3.43m) Double Bedroom, window to rear, radiator, electric socket, wood effect flooring.



### Front Bedroom 2

10' 02" x 11' 08" (3.10m x 3.56m) Double Bedroom, radiator, large double glazed window to front overlooking the estuary, wood effect flooring, multiple sockets.



### Front Bedroom 3

8' 01" x 7' 11" (2.46m x 2.41m) Single Bedroom, double glazed window to front, wood effect flooring, radiator.



## EXTERNALLY

### To Front

The property enjoys a lawned garden overlooking the village and estuary with access to footpath and steps leading to road.



## To Side

Tiered lawned garden with store shed.



## MONEY LAUNDERING REGULATIONS

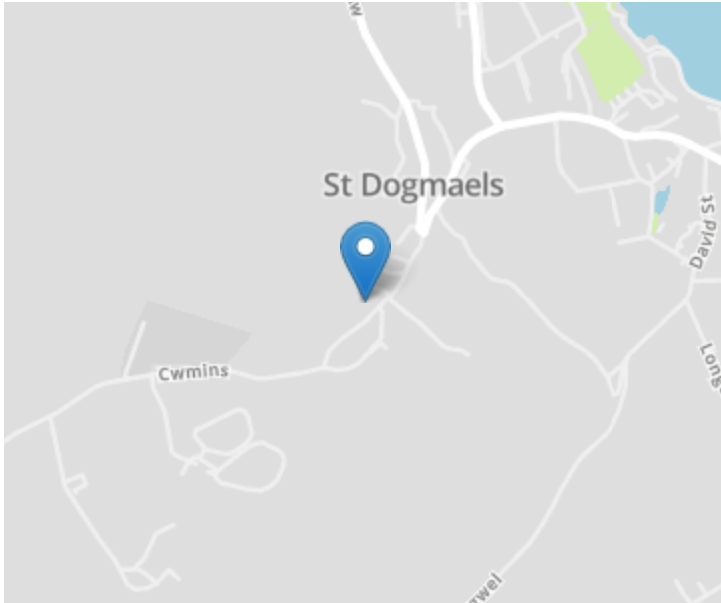
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving License and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

## Services

The property benefits from mains water, electricity and drainage. Mains gas central heating.

Tenure - Freehold.

Pembrokeshire County Council - Council Tax Band C.



### Directions

From Cardigan town centre head over the bridge and the River Teifi signposted St. Dogmaels and at the junction with the Fusion take the right hand exit signposted St. Dogmaels and Poppit. Continue along this road for approximately 1 mile, continue up the hill approaching the Premier Inn store on your right proceed to the T-junction ahead continuing up the hill passing a second T-junction. The lane entrance will be a white pillar with 'Yr Hen Popty' signposted. We advise parking your car nearby and proceeding on-foot. The house will be visible from the entrance.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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 :

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