Annwylfan, Fford Y Cwm, Cardigan, SA43 3JF

Offers in the region of £235,000

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CARDIGAN BAY PROPERTIES

EST 2021

Annwylfan, Fford Y Cwm, St. Dogmaels, SA43 3JF

Offers in the region of £235,000

- End of terrace three-bedroom house in the heart of St Dogmaels
- Modern kitchen with Bosch appliances and breakfast bar
- Family bathroom with double shower
- Tiered rear garden with lawns, raised beds, greenhouse, and pond
- Recently replaced roof on the original part of the house
- Attached garage with power, light, and water supply
- Flexible ground floor layout with option for a bedroom or sitting room
- Front seating area with potential for off-road parking
- Elevated position with views over the Abbey ruins, village, and Afon Teifi estuary
- Energy Rating: D

About The Property

Looking for a home with character and outstanding views in need of some modernisation? This three-bedroom house in St Dogmaels offers flexible accommodation, an attached garage, and an elevated rear garden with far-reaching outlooks across the Abbey ruins, the village, and countryside beyond.

Set in the sought-after village of St Dogmaels in Pembrokeshire, this end of terrace three-bedroom home offers a combination of practical living spaces and outstanding views over the historic Abbey ruins and the village below. With an attached garage, flexible accommodation and a generous rear garden set on elevated tiers, the property presents plenty of scope for a variety of lifestyles. The property is in need of modernising/updating in places which is the perfect opportunity to add your own touch.

Accessed from a narrow country lane, the front porch is ideal for storing boots and coats before entering the kitchen. The kitchen itself is fitted with modern wall and base units, an eye-level Bosch oven and grill, Millar gas hob with extractor, integrated Bosch dishwasher and fridge, a sink with drainer, and a breakfast bar. Steps lead down into the living room, which centres around a fireplace with gas fire and offers access to the utility room and front hall.

The front hall provides a useful under stairs cupboard, a door to the front of the house, and sliding door into a sitting room (currently used as a ground floor double bedroom.) This room, complete with fireplace and gas fire. The utility room has a sink, space and plumbing for a washing machine, a door leading out to a small outside area, and access through to both the attached garage and a rear WC. To the other side of the utility is an additional WC and a door leading to the steps which rise to the garden.

Details Continued:
On the first floor, the split landing provides access to two double bedrooms at the front, one with a built-in cupboard and the other with fitted wardrobes. Both have fitted wash hand basins and enjoy open views across the fields and down towards the Abbey ruins and village below. To the rear, there is a single room which could be ideal as a child's bedroom or home office, along with the family shower room fitted with a double shower, WC, and wash hand basin.

Externally:
Externally, the front of the property has a gravel and paved area with a flower bed, providing a pleasant space to sit and enjoy the outlook. There is also the potential to level this space to create parking for a small car. The attached garage provides further parking or workshop space, with power, light, a water tap, and concrete floor.

The rear garden, reached by steps built into the retaining wall with handrails, is set over tiered levels with lawns, paved areas, raised beds, a greenhouse (perfect for growing your own veg), garden shed, and a small pond. From here, the views take in open countryside, the Abbey ruins, the village itself, and even glimpses of the estuary of the Afon Teifi. The original roof has recently been replaced, and while some aspects may benefit from updating, the property provides a solid

home in an attractive location.

This is a home that offers practicality with a sense of history and character, combined with an enviable position overlooking one of Pembrokeshire's most attractive villages on the edge of Cardigan Bay in West Wales.

INFORMATION ABOUT THE AREA:
Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Porch
4'7" x 10'1"

Kitchen
9'9" x 9'10"

Living Room
13'8" x 9'6" max

Front Hall
12'5" x 3'0" max

Sitting room/bedroom 3
13'11" x 9'11"

Utility Room
14'6" x 4'11"

WC
4'10" x 2'8"

Landing
7'10" x 16'2" max, I shaped

Bedroom 1
14'0" x 9'5" max (including wardrobes)

Bedroom 2
11'1" x 8'2" max

Office/Small bedroom
10'1" x 4'10"

Family Shower Room
8'5" x 5'2" max

Attached Garage
9'3" x 14'2"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Garage Parking for a small car
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas (Mains) boiler servicing the hot water and central heating
BROADBAND: Not Connected but available in the area. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS: The seller has advised that the property is within a conservation area.
RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate

area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. This property is within a conservation area. The road leading to the property is narrow and unsuitable for large vehicles. There is parking available for a small car in the attached garage. The property is in need of some updating in places. The garden is elevated behind the property up several steps. In need of

some modernising/updating in places.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/09/25/OK

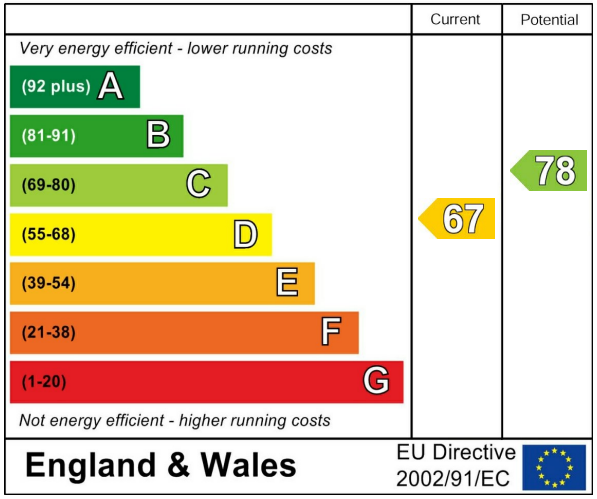
DIRECTIONS:

From Cardigan, head into St Dogmaels along St Dogmaels road, turn left up David Street (opposite the BV Rees Car Sales forecourt) and follow this road up and carry on into Cwmdegwel. The road forks a short way up and goes down a small lane next to a stone house called "Abbey Forge" onto Ffordd y Cwm. Go down Ffordd y Cwm *(this road is very narrow and is unsuitable for wide/large vehicles) and you will see this property on the left hand side as you start to go up the hill, denoted by our for sale board. What3Words to Abbey Forge road junction: ///inflating.shredder.client
What3Words to the property: ///secondly.argued.oval

Ground Floor

First Floor

Energy Efficiency Rating



Contact Claire on 01239 562 104 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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