



44, The Moorings, Cardigan, SA43 3LJ

Offers in the region of £310,000



CARDIGAN
BAY
PROPERTIES
EST. 2021

44, The Moorings, St. Dogmaels, SA43 3LJ

- Recently renovated semi-detached house
- Popular St Dogmaels location
- Two bathrooms including en-suite
- Spacious living room.
- Front terrace and landscaped rear garden
- Views over the River Teifi
- Three bedrooms
- Modern open-plan kitchen/dining room
- Off-road parking and integrated garage
- EPC Rating ; E

About The Property

Looking for a recently renovated home with river views, flexible living space and a sought-after location near the coast? This stylish semi-detached house in St Dogmaels combines modern open-plan living with views over the River Teifi, off-road parking, a garage and easy access to Cardigan Bay and the West Wales coastline.

Situated within the popular village of St Dogmaels, this recently renovated semi-detached property offers modern accommodation with a practical layout, contemporary finishes and attractive views over the River Teifi from both inside and out. The house has been updated throughout to create a bright and comfortable home that would suit a range of buyers, whether as a main home, holiday property or investment opportunity in this well regarded part of West Wales.

From the front, the property has a smart and modern appearance with off-road parking, an integrated garage and a raised terrace area positioned to take advantage of the river outlook. The elevated seating area to the front works particularly well as an additional outdoor space for dining or relaxing while enjoying the views towards the estuary.

The accommodation flows well from room to room and offers a good balance between open-plan living and separate spaces. The main kitchen and dining area is one of the standout parts of the house, finished in a contemporary style with fitted wall and base units, wood effect worktops and ample room for a family dining table. Sliding doors open directly onto the front terrace, bringing in natural light and making the most of the views across the River Teifi and surrounding countryside.

The kitchen itself has been designed with practicality in mind, offering plenty of storage and preparation space along with room for appliances. The open arrangement into the dining area creates a sociable feel without losing definition between the spaces.

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Continued:

Leading through from the dining room is a spacious living room positioned towards the rear of the property. This is a particularly comfortable room with plenty of floor space for seating and day-to-day family living. French doors open out onto the rear garden, The rear aspect gives the room a pleasant outlook over the garden and mature greenery behind.

The ground floor also includes a double bedroom with an en-suite bathroom, making it ideal for guests, multi-generational living or anyone looking for a more accessible sleeping arrangement on the main level. The bathroom has been finished in a modern style with neutral tiling and contemporary fittings. There is underfloor heating on the ground floor

A further family bathroom is positioned on

the ground floor along with a substantial utility room/garage which offers excellent additional storage, laundry space and flexibility for household use. This room is notably bigger than typically found in similar properties and could also work well for hobbies, bikes, paddleboards or general coastal lifestyle storage.

The first floor provides two further bedrooms and landing space. Both bedrooms enjoy elevated outlooks towards the River Teifi and surrounding greenery, with the main bedroom being particularly spacious. The second bedroom is currently arranged with bunk beds and would work equally well as a child's room, guest bedroom or home office depending on requirements.

Outside, the rear garden has been landscaped for ease of maintenance and offers a mix of patio seating areas, planted

borders and lawn sections with mature trees and shrubs providing a pleasant backdrop. The garden rises towards the rear and creates a good sense of privacy from neighbouring properties. There is also access around the side of the house and a useful outdoor space, both front and rear.

St Dogmaels remains one of the most sought-after villages in the Cardigan area, known for its attractive setting on the River Teifi, independent village feel and close proximity to Cardigan town. The village itself offers a village shop, café, pub, abbey ruins and popular weekly produce market, while nearby Poppit Sands and the wider Cardigan Bay coastline provide easy access to beaches, coastal walks and outdoor activities. Cardigan town is only a short drive away and offers a wider range of shops, schooling and everyday amenities.

Properties in this location which have been modernised to this standard rarely stay available for long, particularly those offering river views, parking and flexible accommodation. Viewing is recommended to appreciate both the setting and finish throughout.

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.

Hallway
3'7" x 6'9"

Kitchen/Dining Room
13'8" x 21'5"

Seating Area
8'1" x 9'9"

Lounge Area
10'0" x 18'8"

Bathroom
7'6" x 8'4"

Bedroom 1
8'7" x 10'9"

En-Suite
3'0" x 10'9"

Landing
5'7" x 3'2"

Bedroom 2
13'8" x 9'9"

Bedroom 3
7'5" x 9'3"

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

COUNCIL TAX BAND: C - Pembrokeshire County Council

TENURE: FREEHOLD & LEASEHOLD (The property is being sold as a freehold but it also has a Leasehold on the land: Short particulars of the lease(s) under which the land is held: Date: 30 March 1973, Term: 99 years from 25 March 1971, Rent: £25, The owner have informed us that as the freehold is owned then the titles can be merged, but please obtain advice from your solicitor)

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating, underfloor heating on the ground floor

BROADBAND: Connected - TYPE - Superfast *** - up to 200 Mbps Download, up to 200 Mbps upload ***

ADSL, - 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 they are aware of no issues.

RESTRICTIONS: The seller has advised that there are none that they are aware of.





RIGHTS & EASEMENTS: The seller has advised that the usual cul-de-sac covenants apply: Must not cause a nuisance, annoyance or damage. Property must be used as a private dwelling and not used to run a business from (this could also theoretically prevent being used as a holiday let, although there are many other houses on this particular estate which have been used as holiday lets. Also, you can not have any caravan or house on wheels or similar structure on the property between the dwelling and the front boundary without consent from the company that built the property and the local authority.

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. Renovated in 2023. The property is being sold as a freehold but it also has a Leasehold on the land: Short particulars of the lease(s) under which the land is held: Date : 30 March 1973, Term : 99 years from 25 March 1971, Rent : £25, The owner have informed us that as the freehold is owned

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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.

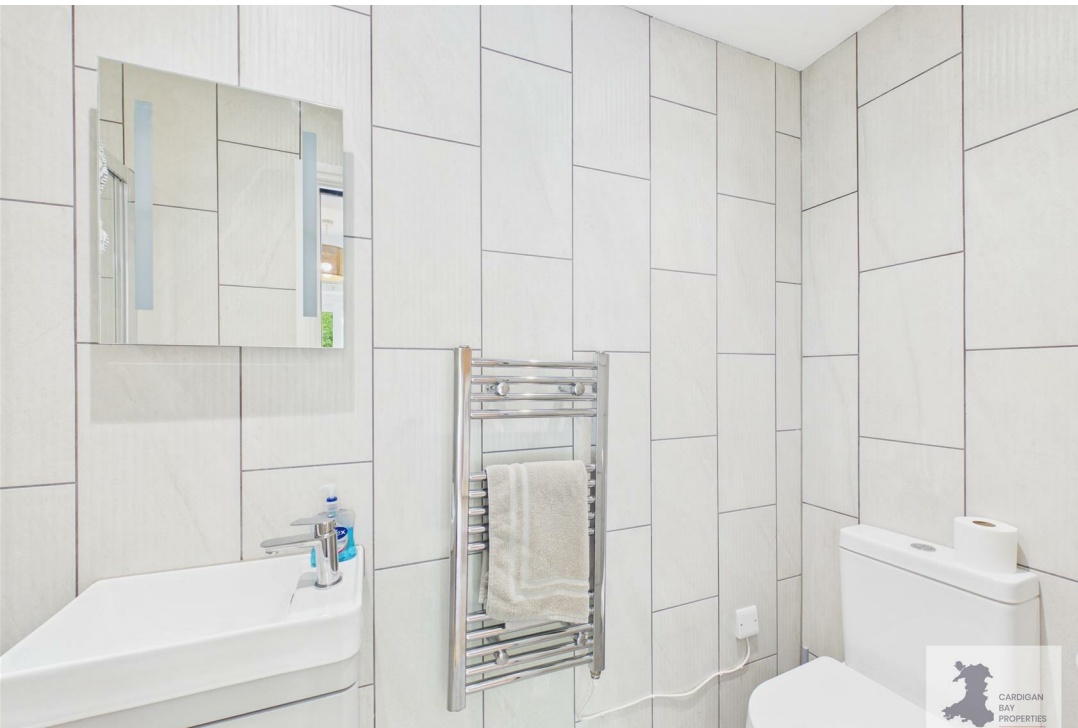
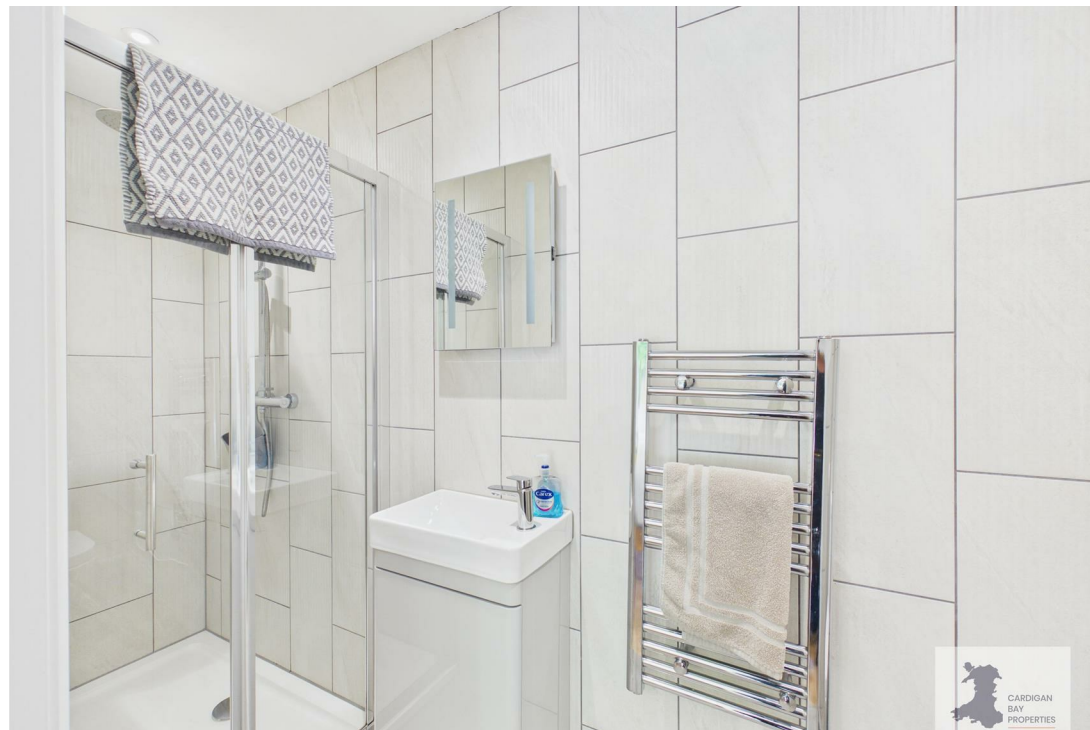
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DIRECTIONS:

From Cardigan head over the old stone bridge by the Castle and turn right for St Dogmaels. Proceed through the village, bearing right and heading towards Poppit Sands. As you pass the Ferry Inn Pub on your right-hand side, you will see a left turn shortly after (opposite the bus stop) into The Moorings. Turn in here and keep left, following the road up to the top and around to the right. You will see the property on the left-hand side, number 44, denoted by our for sale board.





Floor 0



Floor 1

Approximate total areaⁱⁱⁱ
117.6 m²
Balconies and terraces
15.6 m²
Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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