



10, Maeshyfyd, St. Dogmaels, Cardigan, SA43 3ES

Offers in the region of £220,000





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- Three double bedrooms, including a main bedroom with built-in wardrobes
- Estuary views from the rear bedrooms
- Modernised interior throughout
- Kitchen/diner with a breakfast bar and built-in storage
- Family bathroom serving all three bedrooms
- Enclosed rear garden with lawn and elevated patio area
- Outbuildings, including a WC and storage sheds
- Located in the popular coastal village of St Dogmaels
- Only 1.7 miles to Poppit Sands Beach
- EPC rating : D

About The Property

This three-bedroom semi-detached home in St Dogmaels has been modernised throughout, offering a practical and comfortable living space. Situated within the heart of the village, the property benefits from estuary views to the rear, adding an attractive backdrop to everyday life.

The front entrance leads into a hallway with stairs to the first floor and an under-stairs storage cupboard. To the back of the home, the lounge is a welcoming space with a window overlooking the rear garden, making it a pleasant spot to relax. The spacious kitchen/diner provides a functional area with room for a dining table, built-in storage cupboards, and a breakfast bar. The modern kitchen is well-equipped with a range of wall and base units, an electric hob and oven, a one-and-a-half sink with a drainer, and space and plumbing for a washing machine. as well as a door accessing the rear garden.

Upstairs, there are three double bedrooms, each offering a good amount of space. The main bedroom features built-in mirrored wardrobes and enjoys estuary views, while the third bedroom also benefits from the same scenic aspect while bedroom 2 also benefits from built-in storage cupboards. A family bathroom has a bath with shower over, a w/c and a wash hand basin, providing convenience for all the household.

Externally, the front of the property has steps leading down to the front area and a concrete garden area leading you to the front door. Gated side access down the side provides entry to the rear garden. this area is also enclosed and is utilised as a handy storage area. The rear space is divided into different sections, offering flexibility for outdoor use. The lower level features a lawn, while the elevated section consists of a concrete patio area with steps leading to the back door. Additionally, there are outbuildings in the rear garden that provide useful storage rooms, with one including a WC, the other 3 rooms are handy storage areas.

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Continued
With a well-thought-out layout, modern interior, and practical outdoor space, this property presents a great opportunity for those seeking a home in St Dogmaels with the added bonus of estuary views.

- Hallway
9'0" x 6'2" (2.758 x 1.881)
- Lounge
13'10" x 11'5" (4.241 x 3.504)
- Kitchen/Dining Room
20'11" x 9'8" (6.378 x 2.948)
- Landing
12'1" x 9'9" (max) (3.704 x 2.982 (max))
- Bathroom
6'9" x 5'7" (2.124 x 1.721)
- Bedroom 1
11'6" x 11'3" (3.529 x 3.451)
- Bedroom 2
11'2" x 8'11" (3.410 x 2.737)



Bedroom 3
10'7" x 8'1" (3.232 x 2.485)

Outbuildings
23'3" x 6'1" (max) (7.098 x 1.871 (max))

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
PARKING: On-Street Parking
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: Connected – Standard ***– up to 80
Mbps Download, up to 20 Mbps upload *** FTTP –
PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](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](https://checker.ofcom.org.uk/))
BUILDING SAFETY – The seller has advised that there are
none that they are aware of.
RESTRICTIONS: The seller has advised that this is an ex-
local authority property, with a local restrictive
covenant in place. Any buyer will need to evidence
that they have lived or worked in the county of Dyfed
for the last 3 years before they can purchase. This will
need to be signed off by Pembrokeshire County
Council. Usual Cul-De-Sac covenants apply such as:
The property must be used as a private residential
dwelling and not have a business run from it. Owners
must not cause a nuisance to neighbours.
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](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](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.

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 is an ex-
local authority property, with a local restrictive
covenant in place.

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.

TR/TR/02/25/OK/TR



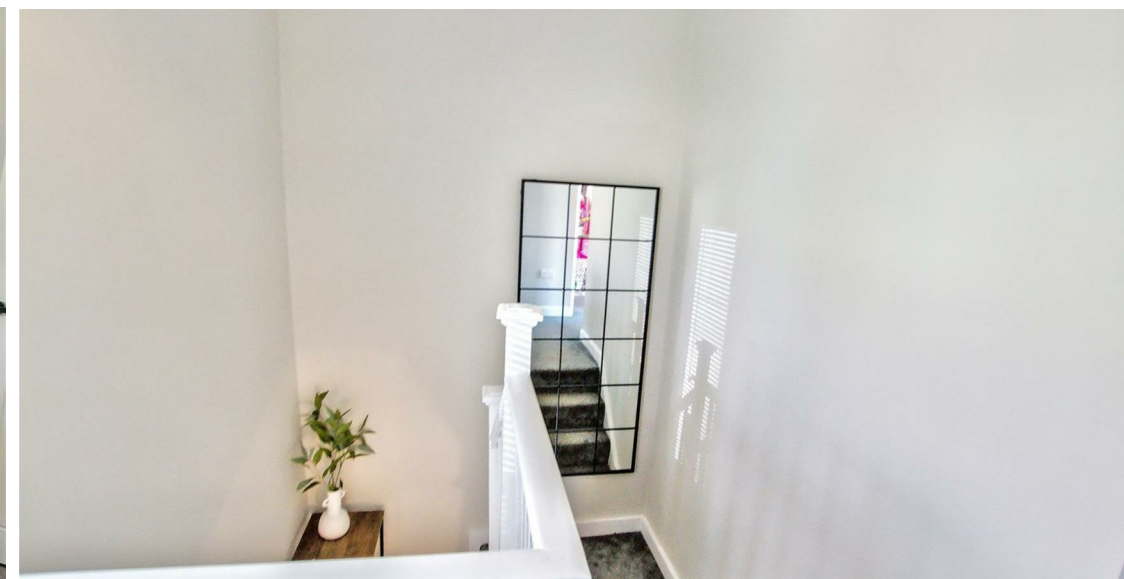
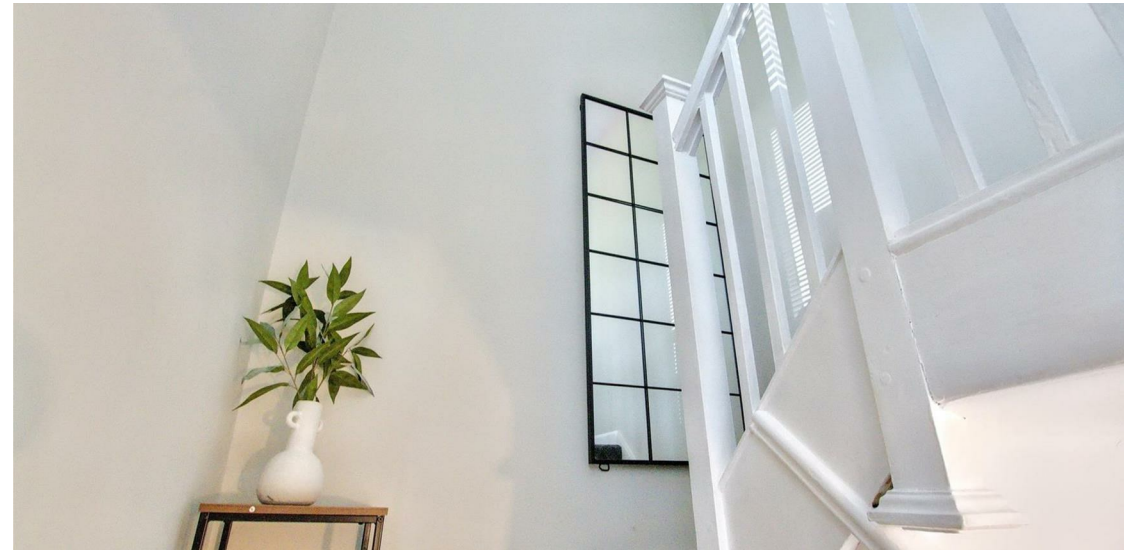


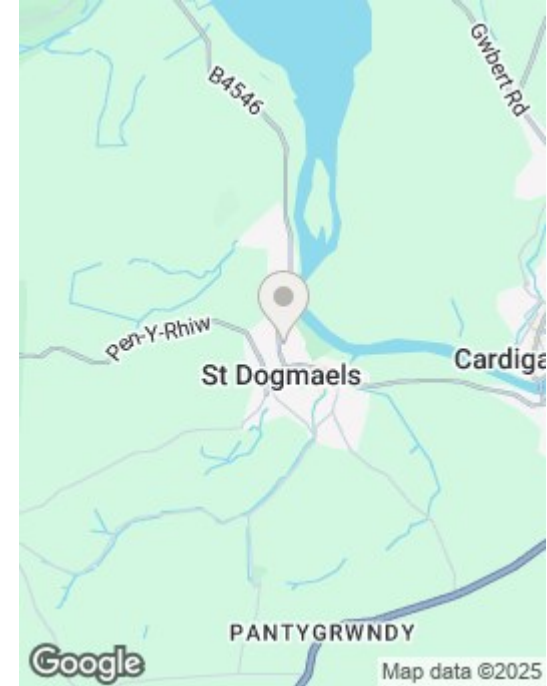
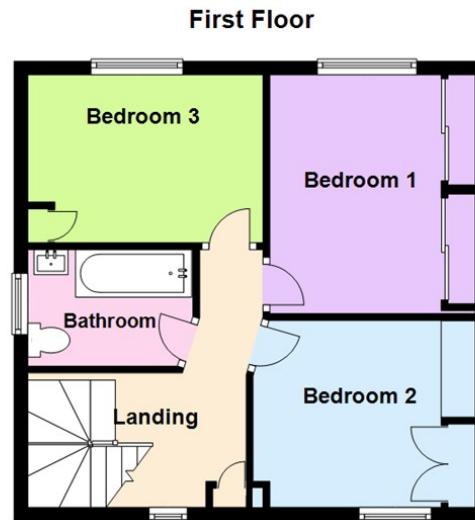
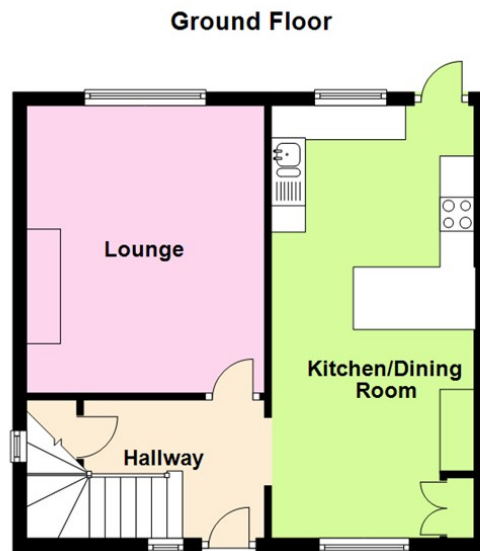
Directions

From Cardigan head over the old stone bridge and turn right for St Dogmaels. Head into the village and bear right as if heading towards Poppit, take the first right and then the 1st left into Maeshyfyd, the property is further along on the right, denoted by our for-sale board.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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