



CARDIGAN
BAY
PROPERTIES

EST 2021

Dolwar, High Street, Cardigan, SA43 2SL

Offers in the region of £260,000





Dolwar, High Street, Cilgerran, SA43 2SL

- Beautiful traditional house with three spacious double bedrooms
- Two reception rooms, 1 with a traditional fireplace, the other with a feature fireplace
- Bathroom with bay window, separate shower and corner bath
- French doors from dining room straight to garden
- Located in the popular village of Cilgerran
- Original parquet flooring and sash windows
- Generous kitchen/diner plus separate utility
- Good-sized enclosed garden with patio and apple trees
- Beautiful period features throughout including stained glass, and tiled floors and much more
- EPC Rating : F

About The Property

A traditional three-bedroom house of period style, this home in Cilgerran offers space and charm in equal measure. Tucked into a well-established street in the heart of this much-favoured North Pembrokeshire village, the property presents a good opportunity for anyone looking for a long-term family home with original features still intact. With no onward chain involved.

The layout and proportions are geared towards everyday functionality while retaining beautiful character. From the moment the front door is opened, some of the most appealing elements of the house are immediately noticeable. The vestibule sets the tone with its detailed tiled floor and stained-glass surround – features that reflect the period of the property.

The hallway, with its parquet wood block floor and decorative bannister, provides access to the main living areas and the stairway. There's a useful understairs cupboard for coats and household items, and a side door to the passage adds a practical touch.

The front living room has a comfortable feel, aided by the natural warmth of the wooden flooring and the open fireplace with its detailed surround. A bay window allows in good natural light and adds a classic shape to the room. There's a sense of proportion here, which continues through the rest of the property.

To the rear of the house is a second reception space – ideal as a dining room or additional sitting room. The feature fireplace here is also a focal point, and French doors open out to the garden, allowing for a more connected feel with the outdoor space when needed. This room flows into the kitchen/diner, creating a sociable, open layout without compromising the individuality of each area.

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Continued;
The kitchen/diner is long and well-arranged, with plenty of cupboard and worktop space. It's fitted with a gas hob (please see viewing information), electric oven, and a 1.5 bowl sink – everything needed for day-to-day cooking. There's room for white goods and a dining table, and the mix of window styles to the sides keeps the space well lit. From here, a door leads to the hallway again, and another connects to a utility room.

The utility is a practical addition. With fitted storage, a single drainer sink, and plumbing for a washing machine, it's a functional space that keeps laundry and day-to-day household tasks

tucked away from the main rooms. The quarry tiled floor adds to the sense of durability, and there's a back door to the garden from here too. A small cloakroom with a WC leads off the utility and includes the same tiled flooring and a window to the rear.

Upstairs, a split-level landing connects to all three bedrooms and the bathroom. A stained-glass picture window adds a point of interest, and the balustrade keeps the upper hallway feeling open and airy.

All three bedrooms are doubles, each able to comfortably hold a full bedroom setup without feeling cramped. The main bedroom looks out to the front

through a bay window and includes a fireplace that nods to the original style of the home. The second bedroom sits to the rear and has a sash window and another period fireplace, while the third also has a front-facing window and is generous in size.

The bathroom is notable for its size – a rare find in period homes. Fitted with a corner bath, a separate shower cubicle, a WC, and a wash basin set into a storage vanity unit, it offers a good balance of comfort and function. There’s built-in storage via an airing cupboard, as well as access to the loft. Bay windows to the rear and side provide natural light.

Externally:
Externally, the house comes into its own with a good-sized rear garden that’s well enclosed – ideal for anyone with children or pets. It’s mostly lawned, with a patio area suitable for outdoor seating. A garden shed sits halfway down the lawn to the side, and there are a couple of mature apple trees that add both shade and seasonal interest. Hedges and stone walls line the boundary, offering a degree of privacy without feeling cut off from the surroundings.

The overall condition of the house is very respectable, with signs of careful maintenance over the years. While someone may choose to update or personalise areas, the property provides a lot of appealing features – both in terms of size and style.

For those searching for a home that offers generous proportions, a sense of character, and a functional layout for family life, this property provides a solid option in a desirable setting.

Without the delay of a chain, the buying process could be made more straightforward, and the chance to make this house a long-term home is ready and waiting.

Entrance Hall
5'5" x 5'3"

Inner Hallway
19'0" x 6'7"

Lounge
15'0" x 14'0"

Sitting Room
12'1" x 11'10"

Kitchen/Diner
21'7" x 9'10"

Utility Room
10'7" x 7'3"

W/C
3'8" x 2'11"

Side Alley
24'9" x 3'1"

Bathroom
15'6" x 8'6"

Landing
12'11" x 12'5"

Bedroom 1
15'1" x 11'4"

Bedroom 2
13'4" x 11'11"

Bedroom 3
12'0" x 10'1"

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: No Parking.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected – TYPE – Standard ** – up to 32 Mbps Download, *** 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 there are none that they are aware of.

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

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.

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 home has the original windows. Please be aware that the gas

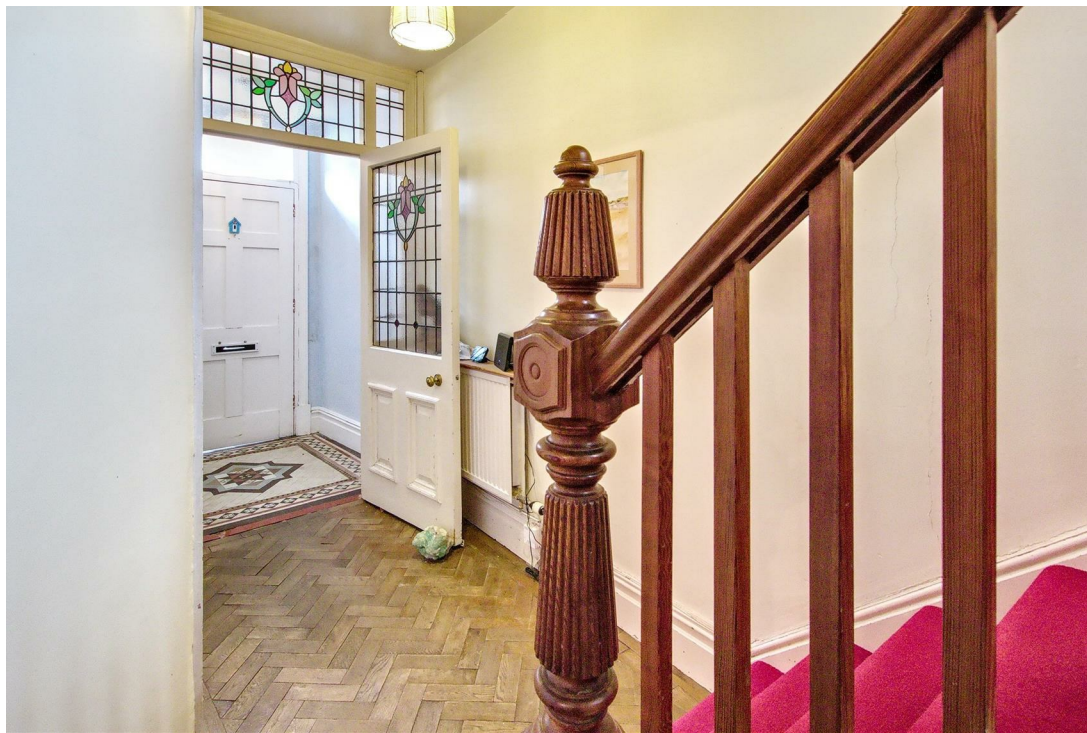
hob in the kitchen is connected by a gas bottle located in the cabinet to the side of the hob. Property is going through probate.

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.

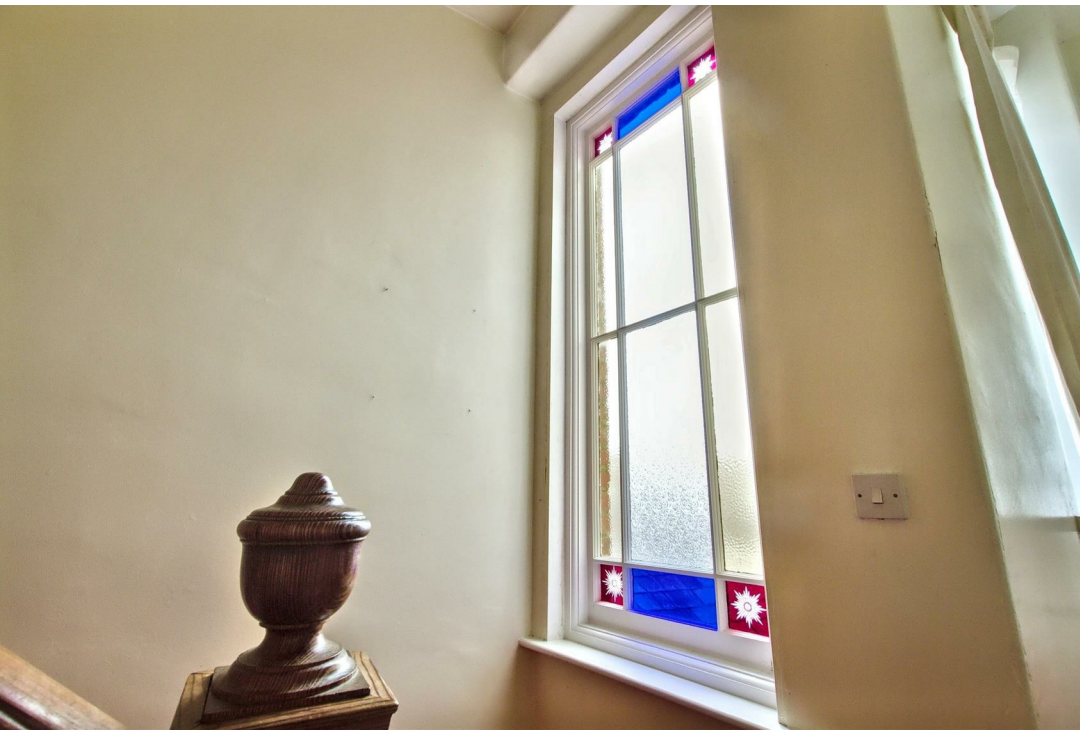
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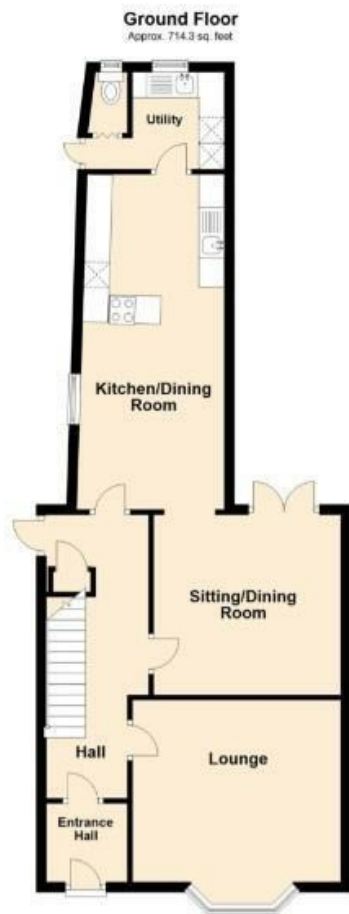




DIRECTIONS:

Head into Cilgerran from Cardigan. Drive through the village and in the centre, you will pass the village shop, continue a little further along and the property is located on the left, before the right turning, denoted by our for sale board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@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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