



CARDIGAN
BAY
PROPERTIES

EST 2021

Mount Gernos, Cwmins, Cardigan, SA43 3HF

Offers in the region of £250,000



2



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1



D



Mount Gernos, Cwmins, St. Dogmaels, SA43 3HF

- Renovated character cottage in St Dogmaels
- Encaustic tiled hallway flooring
- Stylish refitted kitchen with integrated appliances
- Modern shower room with double enclosure
- Around 7 minutes' drive to Poppit Sands and Cardigan Bay
- Estuary views from the rear garden
- Original built-in cabinetry and fireplace features
- Two bedrooms (one double, one single/small double)
- Driveway parking for one car
- Energy Rating: D

About The Property

Looking for a beautifully renovated cottage with estuary views, character features and village life on the doorstep? Mount Gernos offers stylish, thoughtfully updated accommodation in the heart of St Dogmaels, just minutes from Cardigan, Poppit Sands and the wider coastline of Cardigan Bay in West Wales. ***This property is currently being let as a successful holiday let, easily achieving its 182 days let to qualify for small business rate relief. It could be sold as a going concern with furnishings available by separate negotiations, or as a home.***

Mount Gernos is a charming, fully renovated cottage set in the heart of the riverside village of St Dogmaels, right on the northern edge of Pembrokeshire near Cardigan. It combines period character with a clean, modern finish, and sits in an elevated position that makes the most of far-reaching views down across the village rooftops towards the Teifi Estuary.

The cottage is entered directly into a welcoming hallway finished with striking encaustic tiled flooring, which immediately sets the tone for the thoughtful renovation carried out throughout the property. Stairs rise to the first floor, and doors lead through to the main ground floor rooms.

The sitting room retains a lovely sense of character. Original built-in cabinetry remains in place either side of what was once a fireplace, complete with glass-fronted upper cupboards and shelving. Exposed beams add warmth, and there is a useful under-stairs cupboard providing practical storage. It is a comfortable, well-proportioned space that balances period charm with a fresh decorative finish.

The kitchen has been carefully redesigned to offer both style and practicality. Fitted with matching base and wall units, it includes a halogen hob, gas oven, built-in fridge freezer and dishwasher, along with space and plumbing for a washing machine. Wooden feature shelving with integrated under-lighting adds character while also providing additional storage.

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Details Continued:

A window to the front allows in good natural light, and a side door gives direct access to the driveway and the steps leading up to the rear garden. The overall feel is modern yet in keeping with the age of the cottage.

Upstairs, the cottage continues to impress. Bedroom one is a double room positioned to the front of the property, with a retained original feature fireplace forming a focal point. A wood-panelled ceiling and one panelled wall add texture and interest, giving the room a cosy, cottage feel while maintaining a bright finish.

Bedroom two is currently arranged as a

single room but could also accommodate a small double if required. It benefits from a built-in cupboard housing the gas-fired combi boiler, which serves the central heating and hot water. A sliding door has been fitted to maximise usable space, and windows to the front and rear keeps the room light and airy.

The shower room has been stylishly refitted and features a double shower enclosure, WC, hand basin and heated towel rail. White metro-style tiling and a clean, modern finish give the room a fresh and practical feel, complemented by a window to the front for natural ventilation and light.

Outside:

To the rear of the cottage, steps rise up to a garden positioned behind and above the house. From here, the views are the real highlight. Looking down across St Dogmaels and onwards towards the Teifi Estuary, the outlook changes beautifully with the seasons and tides, and on a clear day offers a wonderful sense of space and connection to the surrounding landscape.

The garden includes a small decking area, ideal for seating, with lawns around. The elevated position makes this a particularly special outdoor space in such a central village setting.

There is driveway parking for one car to the side of the property (vehicles need to reverse out), and there is no front garden, which keeps maintenance straightforward.

Mount Gernos would make an excellent main home, coastal base or investment opportunity in one of the most popular villages close to Cardigan Bay. With its blend of character, modern finish and estuary views, it offers something genuinely appealing in this part of West Wales.

For further information or to arrange a viewing, please contact Cardigan Bay Properties.

INFORMATION ABOUT THE AREA:

St Dogmaels itself has long been one of the most sought-after spots in this part of West Wales. The village is centred around the atmospheric ruins of St Dogmaels Abbey, home to the well-known Tuesday produce market, and offers a strong sense of community along with everyday conveniences including cafés,

traditional pubs and an organic vegetable shop.

The Pembrokeshire Coast Path is within easy reach, and Poppit Sands is around a seven-minute drive away, opening up access to Cardigan Bay and its sweeping sandy shoreline.

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
8'3" x 3'5" max

Living Room
14'3" x 9'3" max

Kitchen
14'1" x 9'4"

Landing
3'3" x 5'7" max

Bedroom 1
14'3" x 9'11" max

Bedroom 2
14'2" x 9'2" max

Shower room
5'4" x 7'10"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: Currently qualifies for small business rates relief – was a D before this.

Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build with Double Glazed windows and timber doors





SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast / Standard - up to 61 Mbps Download, up to 13 Mbps upload *** FTTC, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, 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. There are steps leading up to the rear garden.

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. 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. The property is down a small no through road, parking outside the property needs to be reversed into or out of. It is advisable to park on the hill for the first

viewing and walk to the property. There is a public footpath to the side of the house (NOT on this property's land). The property is currently being used as a very successful holiday let, easily achieving well in excess of its 182 days let per year, and the owners would be happy to sell it as a going concern.

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/02/26/OK









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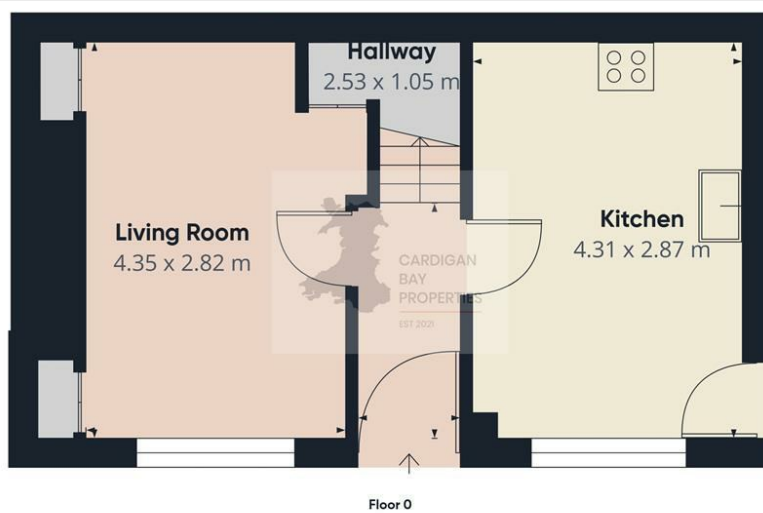
DIRECTIONS:

From Cardigan Castle proceed over the stone bridge and turn right for St Dogmaels. Come through the village and up the hill passing the local shop and bear left where the road bends to the right for Poppit. Continue up the hill and on the tight right bend take the left hand turning. Proceed a short way up the hill and take the first right turning and the cottage can now be seen a short distance in front of you down this small no-through road.

What3words to the lane entrance - [///doghouse.dabbling.tabloid](https://www.what3words.com/?w3w=doghouse.dabbling.tabloid)

What3words to the house - [///cost.probe.exotic](https://www.what3words.com/?w3w=cost.probe.exotic)





Approximate total area⁽¹⁾
61.8 m²

(1) Excluding balconies and terraces

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		100+
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@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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