



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

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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.

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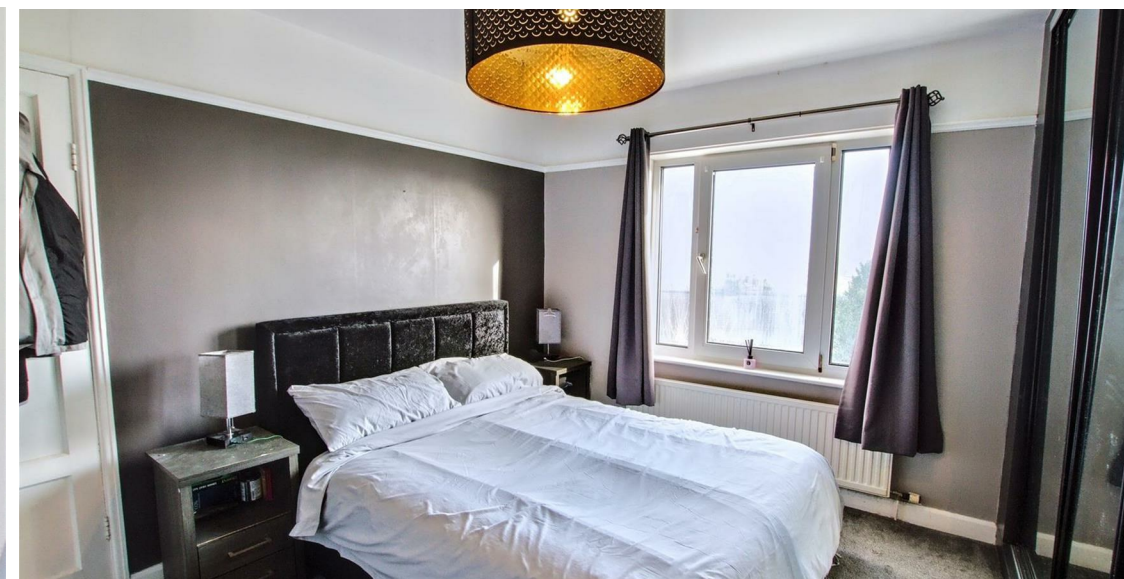
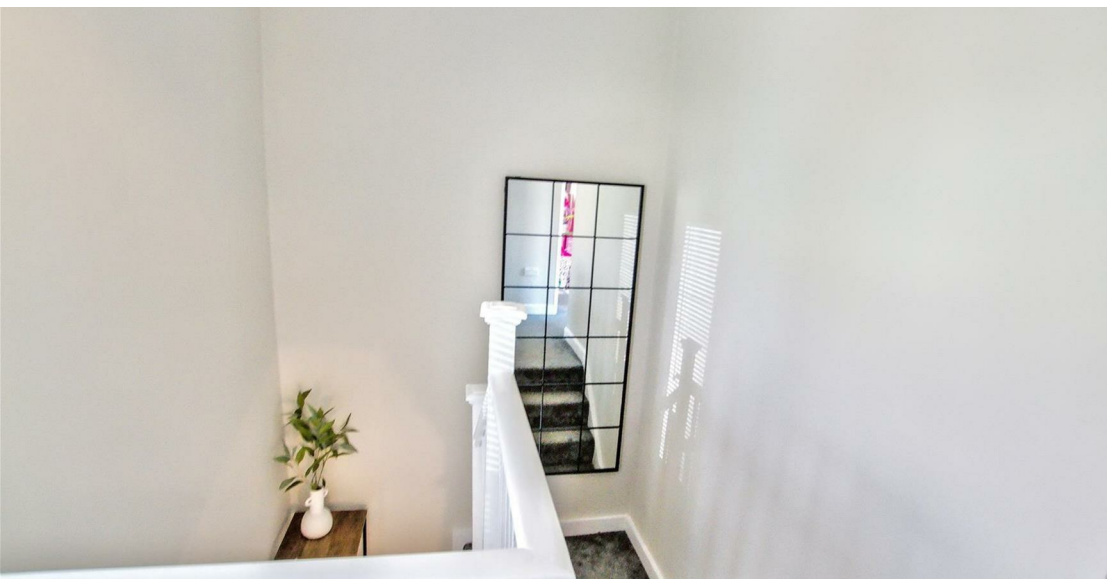
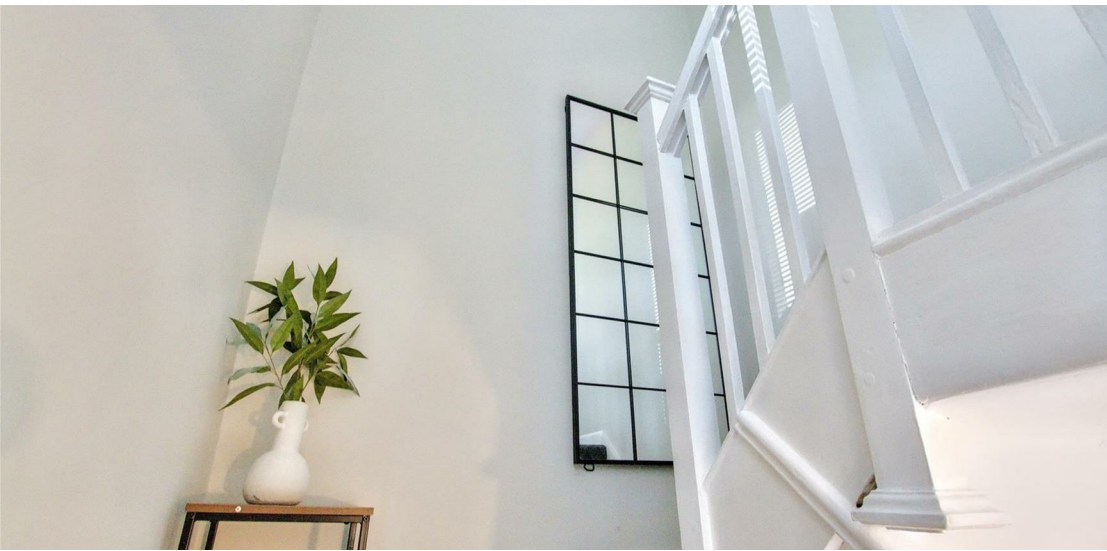


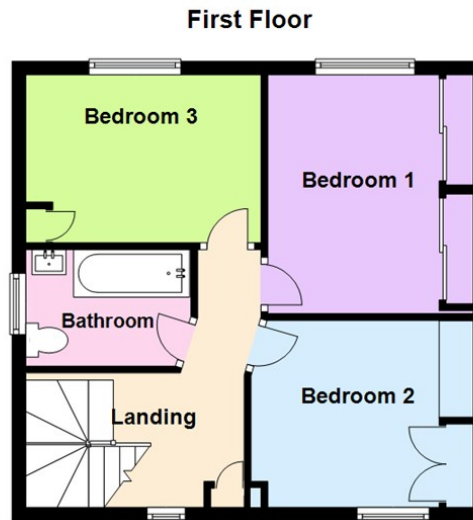
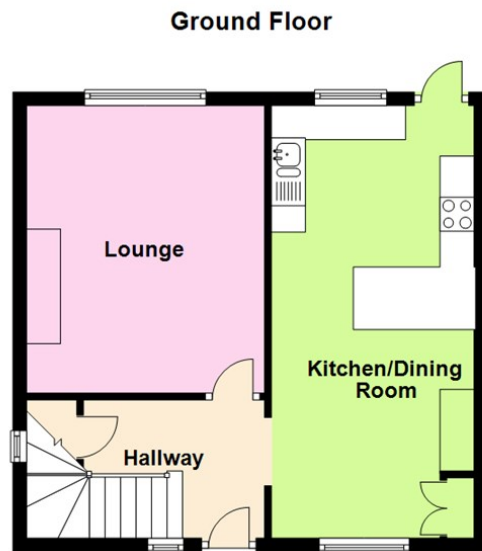
Directions

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	55	
(39-54) E		
(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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