



CARDIGAN
BAY
PROPERTIES
EST 2021

Ffynnon Wen, Pentre Langwm, Cardigan, SA43 3JZ

Offers in the region of £220,000





WELCOME TO
CWT-Y-BRYNION
HOLIDAY COTTAGES

Tel: 01437 562115

Ffynnon Wen, Pentre Langwm, St. Dogmaels,

- Well presented detached property
- Off road parking
- Small courtyard for ease of maintenance
- Walking distance to river
- 1.8 Miles to Cardigan town
- 2 double bedrooms with en-suits
- Situated in popular village of St Dogmaels
- Walking distance to pub/restaurant
- Only 1.6 miles to Poppit Sands Beach
- EPC rating: D

Offers in the region of £220,000



About The Property

A beautifully-presented detached 2-bedroom house with off-road parking all situated within walking distance of the Teify estuary, in the sought-after coastal village of St Dogmaels, close to Cardigan's equally popular market town.

St Dogmaels is a much sought-after village, with a great community and local amenities, such as a village shop, primary school, village pub, cafes, restaurants, art galleries, the St Dogmaels Abbey, mill and so much more, with additional larger amenities in the popular market town of Cardigan, which is only 1.5 miles away. St Dogmaels is also a short drive to the wonderful sandy beach, Poppit Sands and the Pembrokeshire coastline and coastal path around Cardigan Bay.

The property is approached off a no-through road onto its own driveway, offering parking for two cars. A canopied entrance over the front door leads into the hallway with stairs on your right leading up to the first floor, an under-stairs storage cupboard, and doors leading off to the utility room (straight ahead) and the lounge (to your left). The lounge is a spacious room with an open entrance leading into the kitchen-dining area, with two windows overlooking the front and side of the property, letting natural light into this area. The kitchen has matching wall and base units, an electric hob and oven with extractor over, space for fridge freezer, dishwasher, and kitchen table with chairs, a rear door that leads out the patio courtyard area to the rear, and a single sink with drainer positioned in front of one of the two windows overlooking the courtyard. The utility room accessed from the hallway has under-counter storage cupboards with a worktop over, a single sink without a drainer, a frosted window, space and plumbing for a washing machine and dryer, a wall-mounted (LGP Gas Bottle) boiler that services the central heating and hot water and a door leading into the downstairs W/C with tiled walls and floor and a wash hand basin.

Continued:

Upstairs there is a small landing with velux window to the rear and doors leading off to both double bedrooms. Bedroom One is a spacious master bedroom with a dormer window and en-suite bathroom with modern fitting, tiled floor and walls, Velux window, walk-in shower, W/C and wash hand basin with storage under. Bedroom Two is also a double room with a dormer window and doors to the ensuite and a useful walk-in storage room. The ensuite bathroom has

a tiled floor and walls, Velux window, corner shower, W/C and wash hand basin with storage under.

Externally you approach the property off a no-through road onto a shared driveway with the neighbour and onto your own private driveway which offers offroad parking for two vehicles with established planting of shrubs, flowers, and ornate trees around the edges. There are side concrete pathways leading down both sides of the house to the

rear, the front side being next to the neighbour's front drive with a gated entrance into the rear courtyard and a more private pathway on the other side with an additional planted border, storage shed and gas LPG bottle storage area. The rear patio/courtyard has been tastefully designed with patio flooring and a raised planted border with established planting, offering a private area for some alfresco dining or to sit outside and enjoy.

This is a truly lovely house which has been well thought out to offer any new owner the best use of space in which to enjoy their home in.

Kitchen

15'8" x 12'0"

Lounge

15'5" x 12'2"

Hallway

12'1" x 6'0" (max)

Utility Room

5'8" x 7'1" (max)

Downstairs W/C

5'6" x 3'9"

Landing

3'3" x 7'2" (max)

Bedroom 1

15'5" x 12'8"

Bedroom 1 En-suite

8'11" x 5'10"

Bedroom 2

18'7" x 12'0" (max)

Bedroom 2 En-suite

7'8" x 6'5" (max)

Bedroom 2 Storage Room

4'0" x 7'1"

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: B (Pembrokeshire County Council).

TENURE: We are advised that the property is freehold.

GENERAL NOTE: Please note that 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.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from private drainage.





FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
BROADBAND: Superfast available - Max download speed - 32-36 Mb Max upload speed - 7-9Mb PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)
MOBILE: 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/>)
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>

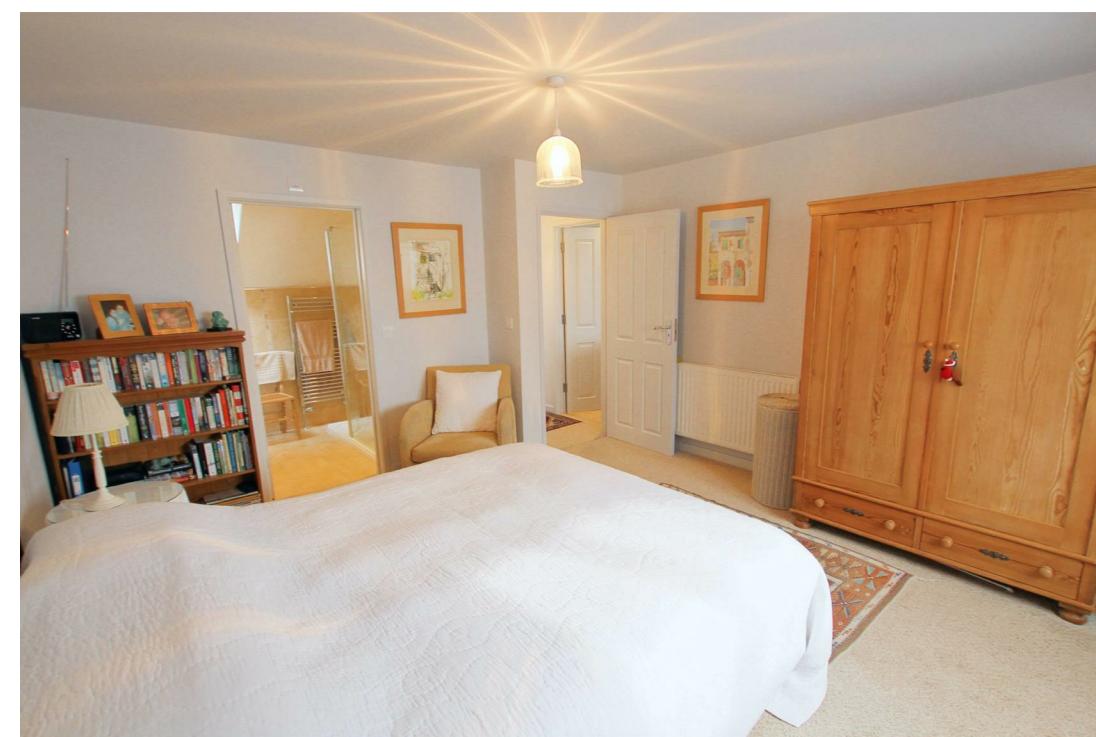
TR/CY/10/23/OK/TR

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.

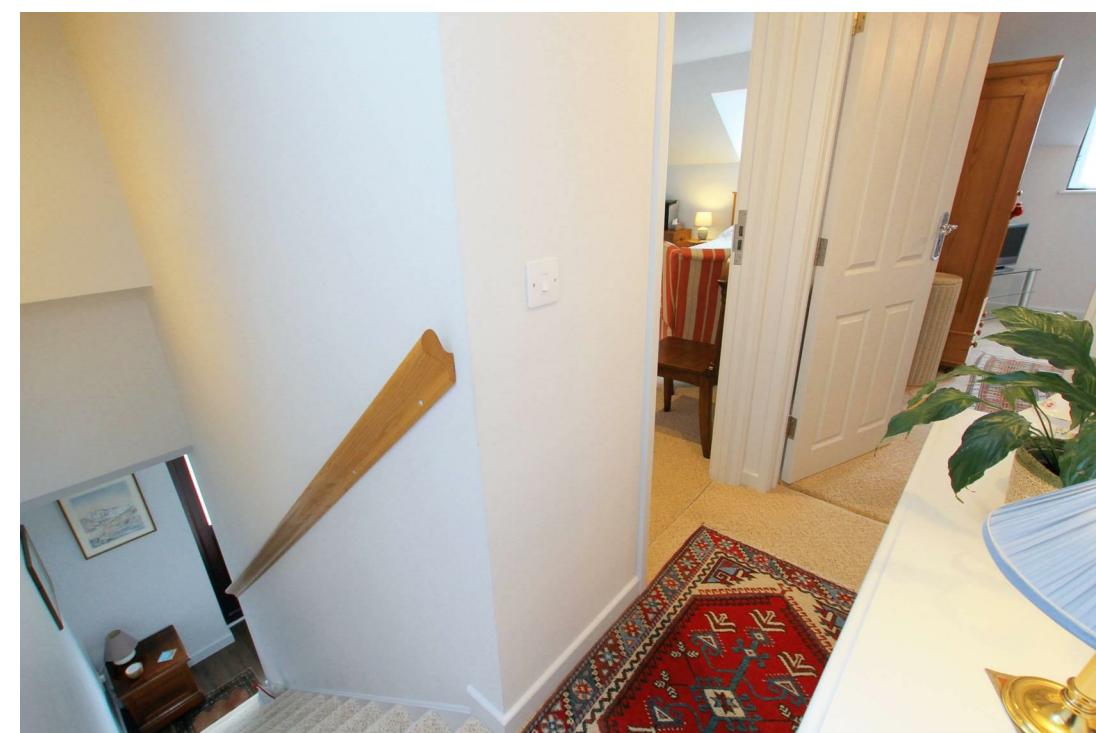
VIEWING INFORMATION: To access the property's driveway there is a right of way over the neighbors shared driveway. The owner has advised us the outside garden tap is fed by a neighbouring property by a private agreement, new owners will have to negotiate the same agreement or remove the tap.









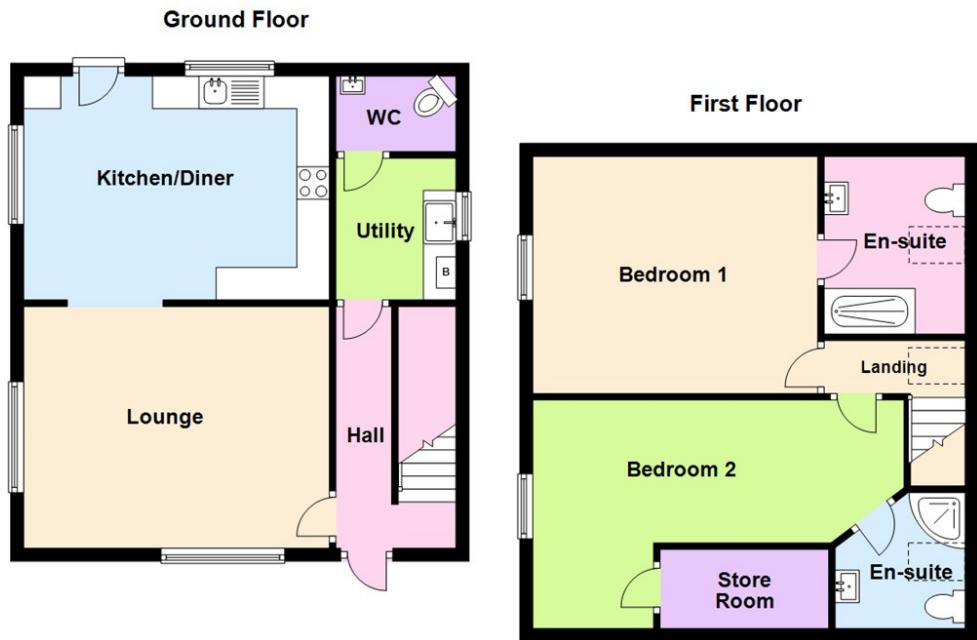




DIRECTIONS:

From Cardigan head out over the old bridge and turn right onto St Dogmaels road, heading for St Dogmaels. Drive through the village, and keep following the road around to the right, heading for Poppit Sands. Drive down Pilot Street, and as you approach the bottom of this street, just before you reach The Ferry Inn, you will see a left turning up Pentre Langwm. Turn left here, keep left at the fork and the property is on the right-hand side.





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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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