CARDIGAN
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PROPERTIES
EST 2021

52, The Moorings, Cardigan, SA43 3LJ

Offers in the region of £290,000

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52, The Moorings, St. Dogmaels, SA43 3LJ

Offers in the region of £290,000

- Chain-free, two-bedroom detached home
- Open-plan kitchen, dining, and living area with oak worktops and Neff appliances
- Spacious patio and outdoor dining area with estuary views
- Off-road parking for multiple vehicles with an electric car charging point
- Pontoon onto the River Teifi at the bottom of the road
- Fully renovated with new roof, flooring, plumbing, and electrics
- Morso "Squirrel" log burner on slate slab with external stainless steel chimney
- Studio/workshop with power, lighting, and a sink
- Walking distance to Poppit Sands, St Dogmaels, and Cardigan
- Energy Rating: E

About The Property

Looking for a thoughtfully renovated home in a sought-after location? This chain-free, two-bedroom detached property has been updated from top to bottom, offering a stylish and functional living space with modern finishes throughout. With a driveway providing off-road parking and an electric car charging point, it is both practical and efficient. A spacious garden, a versatile studio/workshop, and estuary views complete the appeal of this well-placed home near Poppit Sands and St Dogmaels.

Tucked away within the popular Moorings estate, this newly renovated property is walking distance from Poppit Sands, the village of St Dogmaels, and the bustling town of Cardigan. Perfect for those who enjoy coastal living, countryside walks, and the convenience of local amenities, this home has been finished to a high standard with an array of modern updates both inside and out.

A fully glazed sliding door leads into the porch, which has a tiled floor and timber planking with a step up into a light and open plan living space that includes the kitchen, which is open to the dining area and fitted with modern wall and base units topped with solid oak worktops. A 1.5 drainer sink with a mixer tap, integrated Neff oven and countertop hob, microwave, and plumbing for a dishwasher and washing machine make for a highly functional space. Tiled flooring and part-tiled walls complete the kitchen's sleek look. The adjoining dining and seating area benefits from a front-facing double-glazed window and laminate flooring throughout, providing a bright and airy space for mealtimes.

Flowing seamlessly from the dining area, the living room enjoys plenty of natural light from the rear-facing sliding doors, which lead onto the patio. A Morso "Squirrel" log burner, set on a slate slab with an external stainless-steel chimney, provides warmth and character. A door leads from the living room to the rear hallway, which offers access to the outside and to the ground-floor shower room.

Details Continued:
This well-appointed space is finished with tiled walls and flooring, a walk-in shower, WC, washbasin with a mixer tap, towel radiator, and two frosted windows for added privacy.

Upstairs, the landing features a rear-facing double-glazed window and carpeted flooring. The main double bedroom benefits from both front and rear-facing windows, providing plenty of natural light. A second single bedroom with front facing windows and wall shelving offers a variety of uses and loft access with potential eaves storage, along with a cupboard housing the hot water tank and timer.

Externally:
The outdoor space is designed for both practicality and relaxation. The front garden features stone landscaping and steps leading down to the front door and patio, with planters adding a touch of greenery. There is access down both sides of the property to the rear garden, with the driveway on the left offering off road parking for 2 cars. The rear garden boasts a spacious patio and outdoor dining area with

lovely views of the distant Teifi estuary, alongside a small kitchen garden. Established trees at the rear create a private setting, with a small stream running alongside the rear boundary, a lovely feature with the relaxing sound of running water. A very useful studio/workshop, or garden office sits to the left of the garden, featuring side-facing double-glazed windows, power, lighting, and a single drainer sink—ideal for creative work or additional storage.

The property's location is a real highlight, offering easy access to both the beach and scenic countryside walks. A pontoon onto the River Teifi at the bottom of the road into the estate makes it an ideal spot for those who enjoy waterside living, whether for boating, paddle boarding, or simply enjoying the views. With its combination of modern updates, practical living spaces, and a sought-after setting, this home is well suited to a couple or small family looking for a property with character and convenience.

Porch
6'2" x x3'10"

Dining Area
13'11" x 13'11"

Kitchen Area
10'0" x 8'7"

Lounge
13'8" x 10'6"

Hallway
9'9" x 14'3" max, l shaped

Shower Room
7'2" x 6'3"

Landing
5'10" x 9'9" max

Bedroom 1
14'2" x 9'11"

Bedroom 2
7'2" x 9'10"

Workshop/Studio
10'7" x 15'6"

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: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Electric Heating with immersion heater for hot water & wood burning stove
BROADBAND: Available - TYPE - Superfast FTTP - 61Mbps - 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 Normal cul-de-sac restrictive covenants are in place which include; Must not cause a nuisance, annoyance or damage. Property must be used as a private dwelling and not used to run a business from (this could also theoretically prevent being used as a holiday let, Also, you cannot have any caravan or house on wheels or similar structure on the property between the dwelling and the front boundary without consent from the company who built the property and the local authority.
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.

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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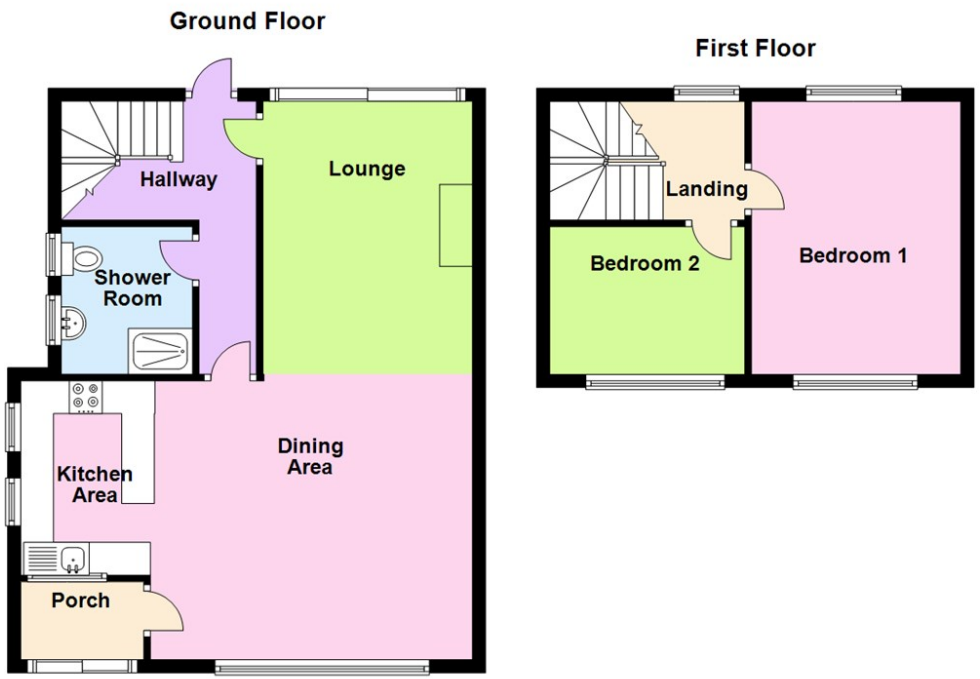
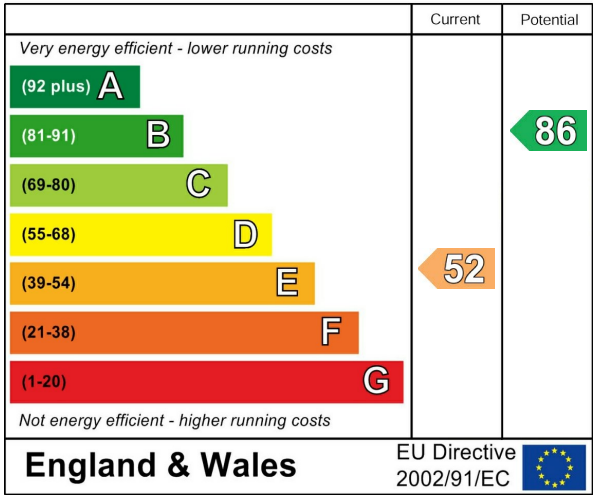
DIRECTIONS:

From Cardigan head over the old stone bridge by the Castle and turn right for St Dogmaels. Proceed through the village, bearing right and heading towards Poppit Sands. As you pass the Ferry Inn Pub on your right hand side, you will see a left turning shortly after (opposite the bus stop) into The Moorings. Turn in here and keep left, following the road up to the top and around to the right. You will see the property at the end of the cul-de-sac straight in front of you.



Energy Efficiency Rating



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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