



**Plas Bach, Moylegrove, Cardigan, SA43 3BP**

**No onward chain £310,000**

 **3**  **1**  **1**  **E**



**CARDIGAN  
BAY  
PROPERTIES**

EST 2021







# Plas Bach, Moylegrove, SA43 3BP

- 3 Bedroom Detached Cottage
- Popular Rural Coastal Village
- Few Minutes Drive To Ceibwr Beach
- Original Features
- Off Road Parking
- Garden With Countryside Views
- No Onward Chain
- 6 Miles From The Historic Market Town Of Cardigan
- 6 Miles From The Coastal Town Of Newport, Pembs
- EPC Rating: E

## About The Property

This attractive detached 3-bedroom cottage is located in the picturesque village of Moylegrove, which is within the Pembrokeshire Coast National Park and Ceibwr Bay beach is just 1.3 miles away (4 min drive), owned by the National Trust. It is also close to the Pembrokeshire Coastal Path, which offers spectacular scenery and extraordinary cliff line, parts of which are designated sites of special scientific interest. The towns of Newport and Cardigan are approximately 6 miles away offering a range of shops, local amenities and schools. The village is a sought-after coastal location within Cardigan Bay, West Wales with its beautiful sandy beaches, coastal paths and wildlife.

The property is accessed through the porch into the hallway, with stairs to the first floor, under-stairs storage, and doors leading off to the kitchen, lounge and bathroom. The Kitchen is fitted with matching wall and base units, an electric hob with an extractor over, an electric oven, sink, an integral dishwasher, a space for a free-standing fridge freezer and an oil-fired boiler providing central heating and hot water, and steps up to a door to lounge; fitted with a wood-burning stove on a slate hearth and door for an original front entrance. (From the lounge there is another door with steps down to the main hallway.) Bathroom; fitted with W/C, sink and shower over bath, cupboard for housing washing machine and tumble dryer. On the first floor landing there is a shelved airing cupboard, access to storage under eaves, and doors off to; a single W/C, step up to bedrooms one and two, both double rooms, however, bedroom 2 has an additional Velux window. Bedroom three is of a single size with views of the rear garden.

No onward chain £310,000



### EXTERNALLY

Externally the cottage is accessed via a concrete driveway to the gravelled parking area, and there are also steps from the road giving additional access to the front of the property. From the parking area, there is a sloping pathway through the front garden to lead you to the front door, there is a concrete pathway around the cottage.

The garden is mainly lawn and benefits from picturesque views of the village and countryside and is mostly laid out to the side and rear of the property with mature planting and a paved patio area ready to relax in.

This quaint cottage, while in need of some updating, sits in a small rural village, close to the sea with woodland and coastal walks, a real picturesque location, offering many charming qualities.



#### Porch

6'3" x 2'6" (1.908 x 0.777)

#### Hallway

17'11" x 6'1" max (5.469 x 1.865 max)

#### Kitchen

14'6" x 8'9" (4.422 x 2.669)

#### Lounge/Dining Room

21'3" x 12'1" (6.486 x 3.691)

#### Bathroom

10'3" x 6'0" (3.129 x 1.841)

#### Landing

#### Bedroom 1

13'5" x 12'8" (4.113 x 3.873 )

#### Bedroom 2

14'7" x 10'6" I shape (4.462 x 3.222 I shape)

#### Bedroom 3

8'1" x 7'10" (2.486 x 2.393)

#### W/C

3'5" x 3'6" (1.049 x 1.089)

#### IMPORTANT INFORMATION:

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

**TAX BAND:** F (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

**VIEWING INFORMATION:** The property benefits from oil-fired central heating. There is an electrical transformer on the garden boundary, and the driveway to the parking area is narrow and slopes up from the road. The property is in need of some updating in places.

TR/TR/10.22/OKTR











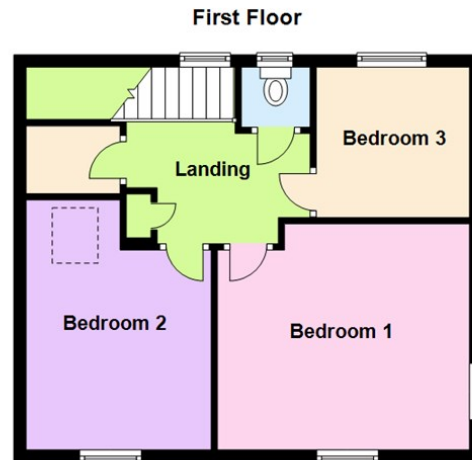
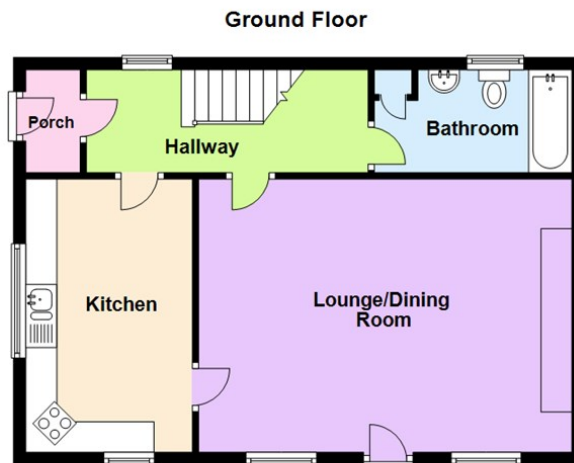
# Directions

Head out of Cardigan into St Dogmaels. In the village, turn left (a straight-on) at the sharp right-hand bend (which takes you to Poppit Sands) and carry on up the hill. Go around the next sharp right-hand bend and carry on along this road for about 2 miles. Turn left for Moylegrove and carry on into the village. Go down into the village and carry on through and up out the other side. As you go up the hill, passing the old primary school on your left, you will see this property on

# 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		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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