



Almora, 1 Pembroke Terrace, High Street, Cardigan, SA43 3EE

Offers in the region of £200,000



**CARDIGAN
BAY
PROPERTIES**

EST 2021





Almora, 1 Pembroke Terrace, High Street, St.

- 3-bedroom terraced house
- Good-sized mostly level rear garden with patio and lawn
- Feature fireplaces and exposed wooden floorboards
- Useful boot room and separate utility area with W/C
- Close to Poppit Sands, Cardigan, and the River Teifi estuary
- Located in the heart of St Dogmaels village
- Two bedrooms and a third attic bedroom with Velux windows
- Kitchen with pantry, space for dining, and garden outlook
- Walking distance to shops, pubs, school and local amenities
- EPC Rating : D

About The Property

Looking for a charming village home with character features and a garden that works across the seasons? This updated three-bedroom house in St Dogmaels offers just that, with comfortable living, a generous rear garden, and easy access to Poppit Sands and the Cardigan Bay coastline in West Wales.

Right in the centre of St Dogmaels, this three-bedroom terrace has been thoughtfully updated while keeping plenty of character in place. It's one of those properties that makes good use of its space, with original features like exposed floorboards, and decorative touches that sit neatly alongside modern comforts.

From the street, the house is set slightly back behind a metal gate and low-walled frontage, giving a bit of usable space in front of the door. Inside, there's a small inner porch, then a glass door into a hallway with a lovely ceiling arch, wooden floors, and access to the rooms downstairs. The front-facing living room is bright and simple, with a sash-style window, feature fireplace, and those floorboards continuing through.

The kitchen sits at the rear and feels like the centre of the house. There's a view out to the garden, and space for a table, making it somewhere that works well for day-to-day life. Units run along one wall with a single sink and a gas cooker recessed into a small inglenook, with extractor above. The fridge-freezer is tucked in neatly, and there's a useful walk-in pantry under the stairs for those who need a bit of extra storage. The gas boiler is mounted on the wall here too, running the central heating and hot water.

From the kitchen, a boot room leads out to the back garden – a handy space for coats and shoes, and also the way through to the separate utility room. In the utility, there's a second W/C, a sink unit, tumble dryer, and space and plumbing for a washing machine. Altogether, the downstairs layout flows well, with everything practical in easy reach but not on top of each other.

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Details continued :

Upstairs, the landing gives access to two bedrooms and the bathroom. The main bedroom is to the front – a decent-sized double, again with original wooden floors and a second feature fireplace, this one with a slate hearth and cast-iron surround. A pair of windows bring in lots of natural light.

Bedroom two (single) sits at the back of the house, looking out over the garden and features exposed floorboards. The bathroom is functional and straightforward – tiled floor, corner shower, sink with unit, W/C, and a view over the garden.

A further door on the landing leads up

to the attic bedroom, which adds real flexibility to the property. It's currently used as a third bedroom, with exposed beams, timber floors, and a set of Velux windows offering a view out over the garden and beyond to the church tower.

Externally:

Outside, the rear garden works across a few levels. Just out the back door is a small, paved area with some handy storage, then a set of steps leads up to a patio space – ideal for a table and chairs, barbecue, or just somewhere to sit and relax. Beyond that, a lawn stretches out towards a final gravelled seating area with views to the rear. It's not overworked, but there's room for someone to garden or just keep it

simple and tidy.

St Dogmaels is a popular village with a lot going for it – the riverside setting, its ruined abbey, and a strong community feel with regular events and groups running through the year. Everything needed day to day is within walking distance – shop, post office, school, and pubs – and the nearby town of Cardigan offers more choice when needed. Poppit Sands is just a short drive away, sitting at the edge of Cardigan Bay in West Wales, with miles of sand and space to enjoy at any time of year.

This property combines convenience and character in a village that’s always in demand, with practical updates already taken care of. There’s good space inside and out, and the kind of setting that works well for full-time living or as a slower-paced second home.

Entrance Hall
8'9" x 3'4"

Hallway
19'3" x 3'4"

Living Room
11'7" x 9'5"

Kitchen
10'10" x 10'9"

Boot Room
8'5" x 6'0"

Utility / w/c
6'1" x 4'2"

Landing

Bedroom 1
15'5" x 9'4"

Bedroom 2
8'11" x 7'8"

Bathroom
6'6".2618'1" x 5'3"

Attic Room / Bedroom 3
22'9" x 15'4" (under eaves)

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: No 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: Not Connected 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 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.

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. There is no parking with this property, however, we have been advised by the owner that this address gets preferential treatment to park in the public car park just a short walk down from this property, for one parking permit, and the cost is around £25-30 per year. You only need it in the summertime from April to the end Oct as parking in the car

park is apparently free over winter. The rear gardens is accessed from inside the house 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.

TR/CY/12/22/OKTR











**DIRECTIONS:**

Head out of Cardigan over the old bridge and turn right for St Dogmaels. Carry on into the village, and up the high street. Go past the Fish & Chip Shop on the left and the property is further up the road on the left, denoted by our for sale board. Please park in the public car park which is found on the right-hand side before you get to this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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