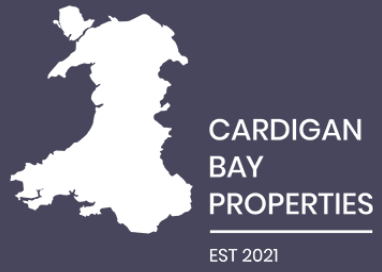




Outline for illustration only -
please refer to plan



Mallards House, Cardigan, SA43 3LL
Offers in the region of £450,000





CARDIGAN
BAY
PROPERTIES
EST 2021

Mallards House, St. Dogmaels, SA43 3LL

Offers in the region of £450,000

- Former wing of a grand period house, now an independent home
- Ground-floor reception hall, large living room and separate kitchen
- Three further bedrooms on the second floor
- Private driveway and enclosed front yard
- South-facing aspect with lovely views towards the estuary and countryside
- Set over three floors with character features throughout
- First-floor sitting room plus principal bedroom with adjacent bathroom
- Bathroom and separate cloakroom on the top level
- Landscaped garden area including a tennis court
- Energy Rating: E

About The Property

Looking for a character home with flexible living space and a great outlook towards the Teifi estuary? Mallards House offers three floors of accommodation, a private driveway, a landscaped garden area plus a tennis court all within just over 0.5 acres, in a popular West Wales coastal setting on the outskirts of the community-spirited estuary village of St Dogmaels in Pembrokeshire.

This house forms the west wing of what was once a substantial waterfront estate overlooking the Teifi estuary in West Wales. Originally part of Glanteifi House this section of the building has since been separated to create a home with its own driveway, garden area, tennis court and a feeling of independence while still retaining the charm and character of the original mid-19th-century structure. Its south-facing position and elevated outlook gives the house a lovely sense of openness, with glimpses through the trees towards the estuary and the countryside beyond.

The ground floor begins with a welcoming hall, with stairs up to the first floor, a WC (with wash hand basin) under the stairs, and a door leading into a generous living room. The living room is a comfortable space with tall windows and plenty of room for seating and dining areas. A step up and door from the living room leads into the kitchen, with matching wall and base units, space and plumbing for a dishwasher and washing machine, the oil-fired boiler, sink with drainer, and electric oven and a door that opens directly out onto the enclosed front yard, making it a practical arrangement for everyday life.



Details Continued:

From the hallway, stairs rise to the first-floor landing (with stairs up to the second floor) where a second reception room provides additional living space, ideal as a sitting room, snug or hobby room, an emergency fire escape door to the rear of this room leads out onto the rooftop of the kitchens and porch of the neighbouring properties to act as a fire escape in the case of emergencies only. The principal bedroom is positioned alongside, with a bathroom conveniently set just off the landing.

The top floor includes three further bedrooms arranged around the landing, each with its own shape and outlook

(including one with a fire escape door out onto a spiral staircase which leads down onto the roof of the neighbouring properties kitchens and porch in case of an emergency only.) A bathroom and a separate cloakroom serve this level, making it a well-balanced layout for family living or visiting guests.

Externally:

Externally, Mallards House sits in around 0.55 acres and benefits from its own driveway accessed through the main gateway but fully separated from the neighbouring houses. The drive leads to the front of the property offering parking for around 4 vehicles. Steps lead from the drive down to a landscaped garden area, set against the backdrop of the wider grounds

once belonging to the original estate. A fine tennis court lies just below the property, framed by mature planting and enjoying wonderful views towards the river. It's a great addition for families or for those who simply enjoy being outdoors and offers a variety of uses and options. The wider outlook down to the estuary and towards the sea adds a sense of scale and history to this appealing coastal setting close to Cardigan Bay.

Mallard House offers character, flexibility and an attractive position in one of West Wales's most admired estuary landscapes.

Hall
14'5" x 3'11"

WC
2'7" x 5'11"

Living Room
16'10" x 16'9" max

Kitchen
17'1" x 9'6" max

Landing
13'0" x 6'0" max

Second Living Room
17'5" x 16'7" max

Master Bedroom
10'10" x 9'8" max

Bathroom 1
5'10" x 5'6" max

Second Floor Landing Areas
9'6" x 17'2" & 9'1" x 6'1" max

WC
4'2" x 2'7"

Bedroom 2
17'1" x 7'0" max

Bedroom 3
9'11" x 9'11" max

Bedroom 4
13'3" x 6'4" max

Bathroom 2
6'9" x 7'2" max

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT
THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E: Pembrokeshire County
Council

TENURE: FREEHOLD

PARKING: Off road parking .

PROPERTY CONSTRUCTION: Traditional build,
some timber framed and some UPVC windows

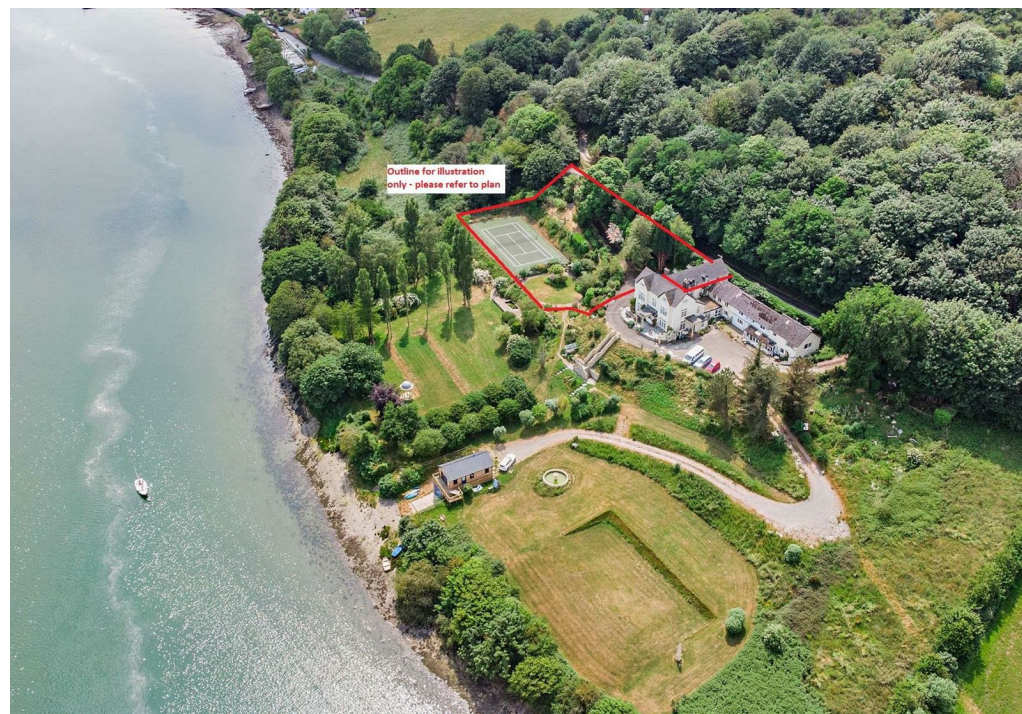
SEWERAGE: Private Sewerage Treatment Plant -
The Private Sewerage Treatment Plant is owned
and maintained by Glanteifi and the deeds of
Mallards specify that they need to bear 1/6th of
the costs. The Treatment Plant is located in the
grounds of Glanteifi. Foul and rainwater drains
from Mallards, Curlew, Grebe and Cormorant
cross Glanteifi's land and flow into the Sewerage
Treatment Plant or soakaway.

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains - (please note: the Glanteifi
and Mallards water is currently shared: the
owners have informed us they will split this
before a sale completes.

HEATING: Oil boiler servicing the hot water and
central heating.

BROADBAND: Connected - up to 80 Mbps
Download, up to 20 Mbps upload available in
area PLEASE CHECK COVERAGE FOR THIS





PROPERTY HERE - <https://checker.ofcom.org.uk/>
 (Link to <https://checker.ofcom.org.uk/>)
 MOBILE SIGNAL/COVERAGE INTERNAL: Good
 outdoor, variable in-home 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 no issues that they are aware of.

RESTRICTIONS: The seller has advised that the
 there are no restrictions they are aware of.

RIGHTS & EASEMENTS: The seller has advised that
 Glanteifi, Mallards, Curlew, Grebe and Cormorant
 have reciprocal rights for pipes/wires to cross
 each other's properties. Glanteifi and Curlew
 have the right to access their oil tanks located on
 Mallards' land. There is a fire escape from the
 first-floor reception room and the second-floor
 bedroom which goes out onto a flat roof which is
 over the top of the kitchen of Glanteifi house and
 the kitchen and porch of Curlew Cottage next
 door, only accessible during an emergency.

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. Also, properties in our areas are
 subject to higher rates of Council Tax for
 additional/second homes. Please ensure you
 check with the local authority provider as to what
 this will be prior to making an offer.

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 individual 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. Please read the Important Essential Information section carefully prior to viewing. This property is situated within a former manor estate with 5 other properties. Four properties are for sale with us, and one was sold off several years ago. The property owns the driveway which is shared by the other properties. This house has its own driveway. There is a

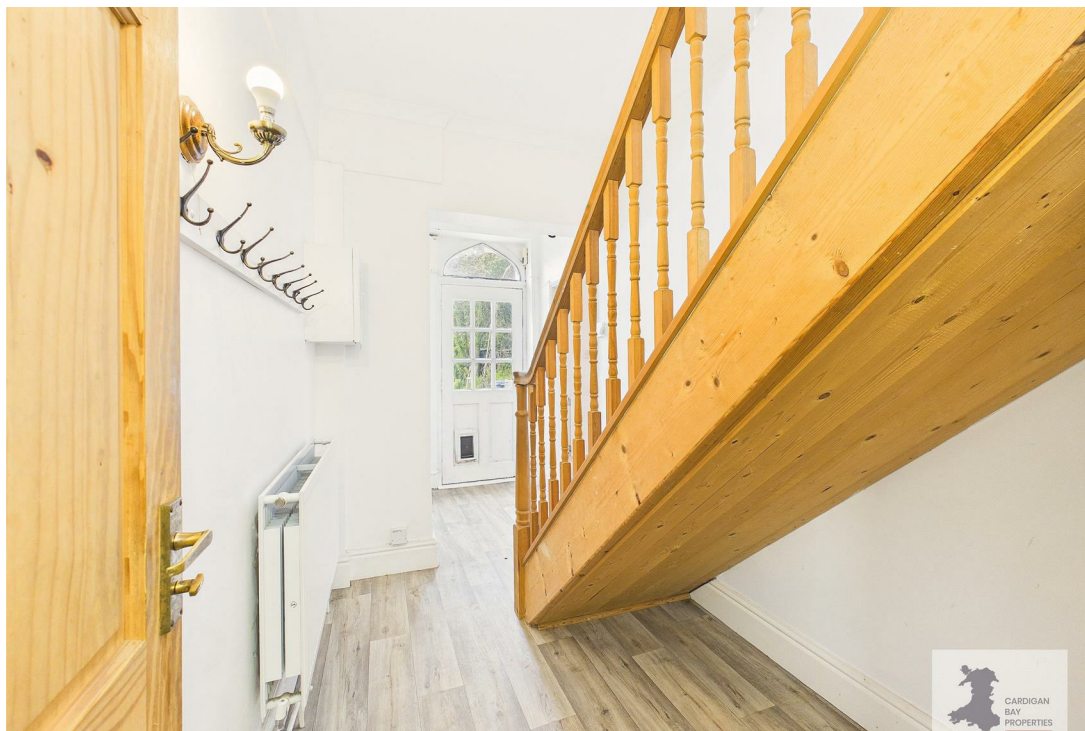
fire escape from the first-floor reception room and the second-floor bedroom which goes out onto a flat roof which is over the top of the kitchen of Glanteifi House and the kitchen and porch of Curlew Cottage next door, only accessible during an emergency. Glanteifi House has a fire escape door which currently opens into the landing of this property on the second floor, this will need to be closed off by the new owners. There is a small section of this property's first floor hall flying over the top of the neighbouring property's downstairs WC. The drive, tennis court and upper lawn are currently on Glanteifi's title and will be transferred to Mallard's prior to sale.

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.

HW/HW/12/25/OK













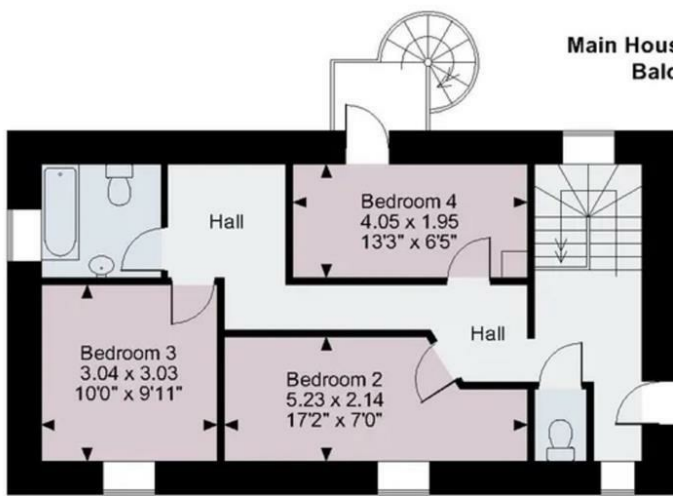
DIRECTIONS:

From Cardigan town head out over the old bridge and turn right for St Dogmaels. Travel all the way through St Dogmaels heading to Poppit Sands. As you leave the village you will see a gated entrance on the right, drive down this and you will see the property on the left as you look at the properties.

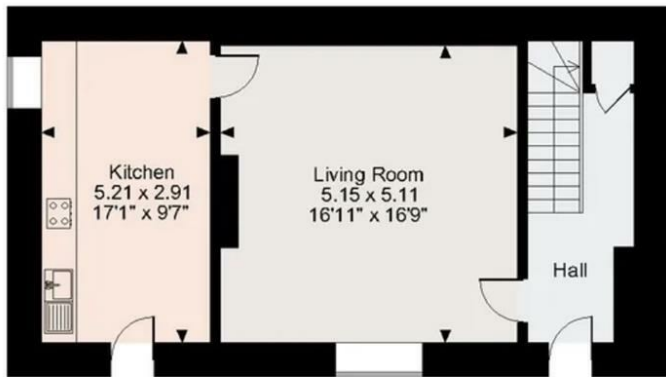
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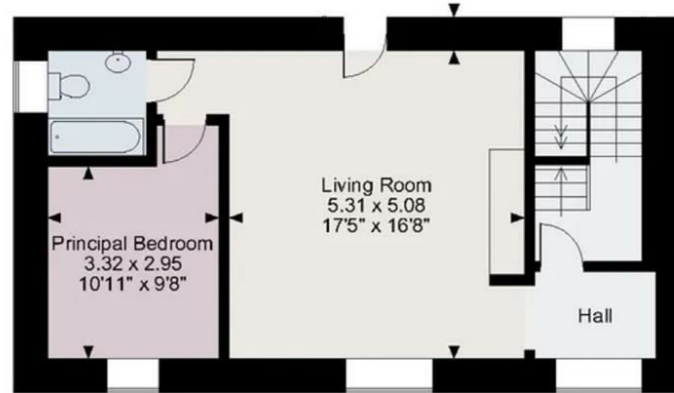
Mallard House, Cardigan
 Main House gross internal area = 1,679 sq ft / 156 sq m
 Balcony external area = 306 sq ft / 28 sq m



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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EST 2021