

CARDIGAN
BAY
PROPERTIES
EST 2021

Mallards House, St. Dogmaels, Cardigan, SA43 3LL

Offers in the region of £350,000

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- Former wing of a grand period house, now an independent home in around 0.8 acres
- 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
- Orchard bounding the River Teifi and 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, an orchard with river access plus a tennis court all within just around 0.8 acres (approx), 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, orchard area bordering the river, 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 0.8 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 fine tennis court which lies just below the property, framed by mature planting and enjoying wonderful views towards the river. And further down paths and steps lead down to an orchard area which bounds the River Teifi. 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"nmax

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 Sewage Treatment Plant is owned and maintained by Glanteifi and the deeds of Mallards specify that they need to bear 1/5th 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 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. 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. Depending on what option sells on this property, the owner may retain a section of the orchard for his own use, which this property will have rights of way over to access the lower garden and riverbank.

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






















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DIRECTIONS:

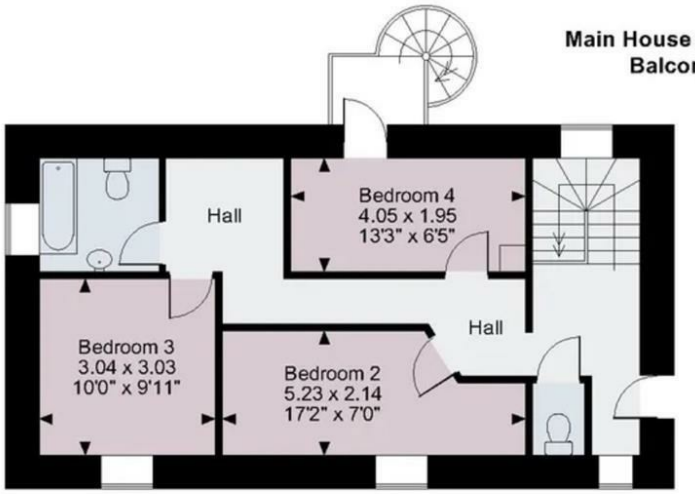
From Cardigan town head out over the old bridge and turn right for St Dogmaels. Travel all the way through St Dogmaels heading to Poppit Sands. As you leave the village you will see a gated entrance on the right, drive down this and you will see the property on the left as you look at the properties.

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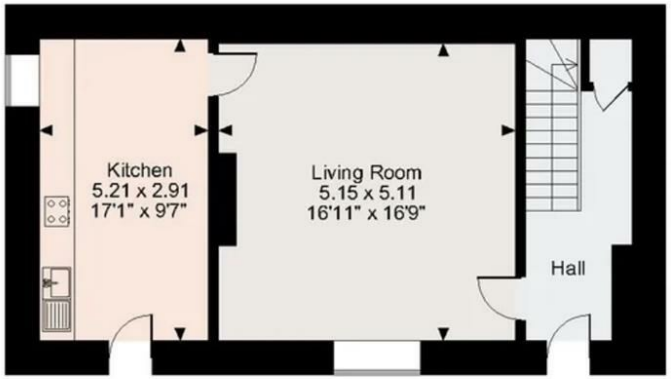




Mallard House, Cardigan
Main House gross internal area = 1,679 sq ft / 156 sq m
Balcony external area = 306 sq ft / 28 sq m



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		78
(69-80) C		
(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.

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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