



Seren Glas, 1 Jones Terrace, Pilot Street, St. Dogmaels, Cardigan, SA43 3EY

Offers in the region of £190,000

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**CARDIGAN
BAY
PROPERTIES**

EST 2021



Seren Glas, 1 Jones Terrace, Pilot Street, St.

- Semi detached cottage
- Front patio garden
- Stunning views over the Teifi estuary from bedroom, attic room and rear gardens
- Central village location in popular St Dogmaels
- Attic room
- Character features including 2 log burners
- Tiered rear garden
- 5 Minute drive to Poppit Sands Beach & Coastal Path
- Close to Cardigan town
- EPC Rating

About The Property

Nestled in the charming Pilot Street of St. Dogmaels, Cardigan, this is a character 1-bedroom semi-detached cottage. Offers a blend of modern comfort and classic charm, this property boasts a spacious layout that includes an open plan living/dining room, kitchen, and a spacious Bedroom (which was originally 2 rooms and can be converted back as the original 2nd doorway is still in situ), a family bathroom, and a substantial loft room.

St Dogmaels is located on the estuary of the river Teifi, which provides many walking opportunities. The local shops, post office, pubs, primary school and other amenities are all within walking distance of this property. The village is steeped in history with the old Abbey and offers lots of community activities throughout the year. Close by is the neighbouring market town of Cardigan and the fantastic dune-backed sandy beach of Poppit Sands, in Cardigan Bay, West Wales.

Step inside to find a welcoming atmosphere with wooden flooring, exposed stone walls, and two wood-burning stoves creating a cosy ambience. The kitchen has a range of base units, a stainless steel sink, a gas hob, and an electric oven with a beautiful lantern window in the roof. The first floor features a Bedroom with exposed beams and the option to reinstate the partition for two separate rooms, with views over the river Teifi, a stylish bathroom with a freestanding bath and shower over, a sink and w/c with built-in storage cupboards, accessed from step in the landing there is a versatile loft room that could be adapted for a variety of uses with two velux windows offering beautiful views over the Teifi Estuary and beyond.

Offers in the region of £190,000



Continued ;
Outside, the property is accessed via steps up to the front door, with a paved seating area at the front, tiered gardens at the rear with stunning estuary views, and a Roof Terrace perfect for enjoying the outdoors. The owners have informed us that they currently rent a parking space from the local chapel, the previous owners had the same arrangement, so there is a possibility that the new owners could arrange a similar agreement.

With its character features, modern amenities, and picturesque surroundings, this cottage on Pilot Street is a rare find that promises a delightful living experience. Don't miss the opportunity to make this charming property your new home sweet home in the heart of St Dogmaels.

- Porch
6'2" x 3'1" (1.883 x 0.948)
- Lounge/Dining Room
14'6" x 20'0" (4.425 x 6.097)
- Kitchen
12'9" x 7'4" (3.900 x 2.260)
- Landing
8'6" x 3'8" (2.614 x 1.138)
- Bedroom 1
14'3" x 11'0" (4.355 x 3.376)



Bathroom
8'8" x 7'11" (2.663 x 2.427)

Attic Room
14'7" x 14'6" (4.452 x 4.430)

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 also 2 Solid Fuel burners in the lounge/dining room

BROADBAND: Connected Standard - 79mbps - PLEASE CHECK
COVERAGE FOR THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](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](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
steps up off the road to the property's own steps, which have
shared access with the property next door to this one. The
rear garden behind the house is terraced and up steps which
are shared with next door.

FLOOD RISK: 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](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](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. Please read the
important essential information provided. The rear
garden behind the house is terraced and up steps
which are shared with next door. There are steps up off
the road to the property's own steps, which have
shared access with the property next door to this one.
The property is within a conservation area. The owners
have informed us they will be taking the Fitted scaffold
board shelves with them when they move, these are
not included in the 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.

TR/TR/10/24



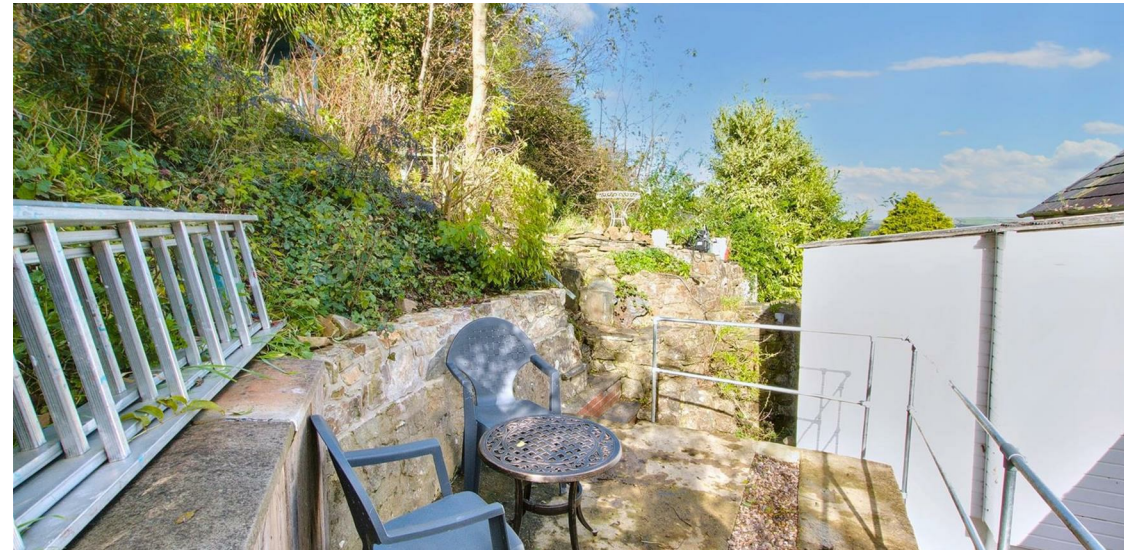


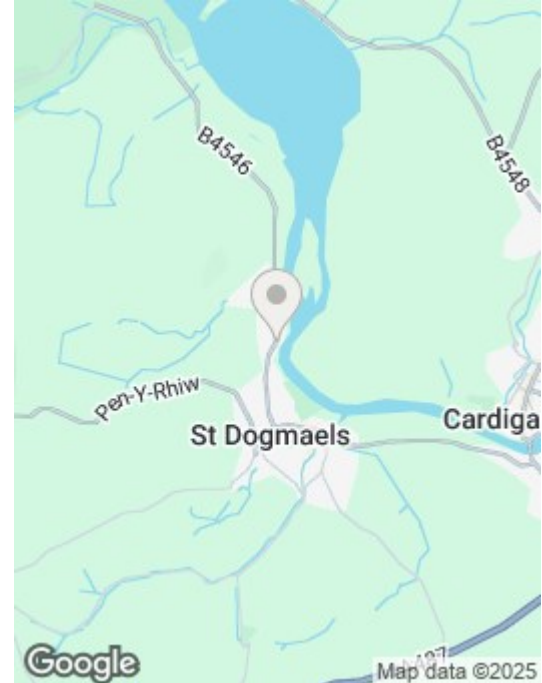
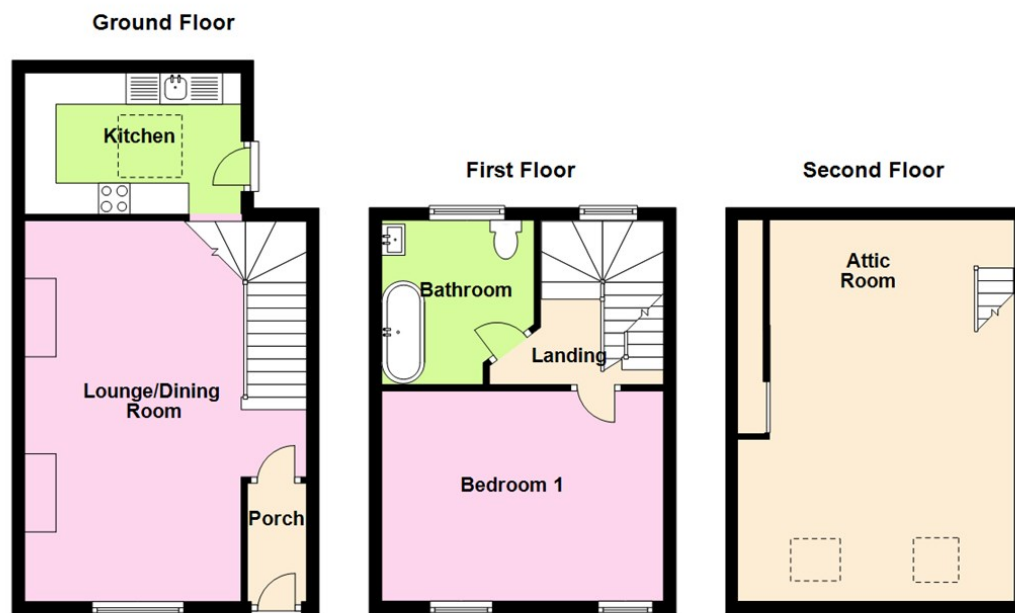
Directions

From Cardigan head out over the old bridge and turn right onto St Dogmaels road, heading for St Dogmaels. Drive through the village and keep following the road right at the top of the high street, heading for Poppit Sands. Drive down Pilot Street, and as you approach the end of this street, the property is located on the left-hand side up the last group of steps

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		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk

