

CARDIGAN
BAY
PROPERTIES
EST 2021

Clear View, Longdown Bank, Cardigan, SA43 3DU

Offers in the region of £395,000

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Clear View, Longdown Bank, St. Dogmaels, SA43

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- Detached House
- Stunning views over St Dogmaels, and the, Teifi estuary and out to sea
- Possible Annex, overflow accommodation
- Income potential
- Spacious lounge/diner with views over the village and river
- Set in approx. 0.4 of an acre
- Popular village location St Dogmaels
- 2.4 Miles to Poppit Sands
- Parking for 4 cars
- EPC rating : D



About The Property

NO CHAIN Nestled in the charming Longdown Bank of St. Dogmaels, Cardigan, this detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 4 bedrooms, and 3 bathrooms, this property offers ample space for comfortable living. St Dogmaels is a much sought-after village, with a great community and local amenities, such as a village shop, primary school, village pubs, cafes, restaurants, art galleries, the St Dogmaels Abbey, mill and so much more, with additional larger amenities in the popular market town of Cardigan, which is only 1.5 miles away. St Dogmaels is also a short drive to the wonderful sandy beach, Poppit Sands and the Pembrokeshire coastline and coastal path around Cardigan Bay, in West Wales.

As you step inside, you are greeted by a substantial home with breathtaking views over the Teifi Estuary and the sea beyond. The property's unique layout presents the exciting possibility of a games room, an annexe or overflow accommodation, providing flexibility for potential income generation.

The main entrance leads you into a welcoming hallway, with stairs leading down to the overflow accommodation. On the main level, you will find 3 double bedrooms, one with an en-suite, and another with access to a Jack and Jill bathroom. The lounge/dining area is a spacious haven, featuring patio doors that open up to panoramic views of St. Dogmaels, the Teifi Estuary, and Cardigan Bay. A charming porthole window captures the essence of the stunning surroundings, while a feature fireplace adds a touch of elegance to the space.

The dining area seamlessly connects to the well-equipped kitchen, complete with a range of base and wall units, a breakfast bar, and essential appliances including an electric cooker, washing machine, dishwasher, and freestanding fridge freezer. Additionally, the utility room and rear porch offer convenience with a tumble dryer, exposed stone wall, and access to the gardens on either side.

Extra accommodation
Downstairs, a separate lounge and kitchen area, a bedroom with an en-suite shower room, and an additional spare room provide extra living space. Private access is granted through doors leading out to the front and rear gardens, while stairs lead up to the main home.

Externally
This home has gardens that split into many levels, the entrance has a private driveway and an additional gateway accessing the side garden, there are steps that lead you to the front door and pathways around the home, there is also a front door to access the overflow accommodation, the gardens wrap around the home with terraced areas, patio areas lawns, and mature trees and shrubs, there is a garden shed and a seating enclosure located at the top of the garden taking advantage of the beautiful views. as the garden is elevated behind the home there are seating areas that take advantage of the location.

This property is a rare find, offering not just a home but a lifestyle with

endless possibilities. Don't miss the chance to make this stunning residence your own and wake up to the beauty of the Teifi Estuary every day.

Hallway
15'7" x 14'0"

Lounge/dining room
26'3" x 20'3"

Kitchen
13'4" x 9'7"

Utility room/Rear porch
9'8" x 9'1"

Bedroom 1
11'10" x 10'11"

Bathroom
8'4" x 8'4"

Bedroom 2
12'4" x 9'6"

Bedroom 3
11'11" x 9'5"

En-suite
9'4" x 3'0"

Overflow Lounge/Kitchen
25'2" x 11'4"

Lower Hall
5'7" x 3'2"

Bedroom 4
13'0" x 12'8"

En-suite
7'8" x 3'0"

Spare Room
11'9" x 4'10"

Seating Enclosure
12'0" x 10'5"

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

COUNCIL TAX BAND: D - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Mains Gas boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE - Standard *** - up to 28 - 32 Mbps Download, up to 1 Mbps upload *** FTTC, - 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. The driveway is sloping as is the garden. there are steps to access the front door

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/OK/TR

































DIRECTIONS:

From Cardigan head over the old stone bridge by the Castle and turn right for St Dogmaels. Proceed into the village, passing a car showroom on your right, opposite there turn left onto David Street, continue up the road, then turn left onto Longdown Bank, and continue up the hill the property is located at the end of the village on the right.





Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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.

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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