



 **CARDIGAN BAY PROPERTIES**
EST 2021

1 Riverhill Cottages, Cardigan, SA43 3JX
Offers in the region of £175,000

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1 Riverhill Cottages, St. Dogmaels, SA43 3JX

Offers in the region of £175,000

- Coastal bungalow in sought-after St Dogmaels
- Enclosed rear garden with mature planting and privacy
- Spacious lounge with tiled flooring
- Versatile sunroom currently used as a home office
- Only 1.6 miles to Poppit Sands Beach & Coastal Path
- Off-road parking space to the front
- One double bedroom with Velux window
- Kitchen/diner with space to cook and entertain
- Utility area with combi gas boiler and storage
- Energy Rating: D

About The Property

Looking for a deceptively spacious coastal bungalow with NO Chain, a private rear garden and off-road parking? This well-positioned home in St Dogmaels offers flexible living in one of West Wales' most desirable villages, just a short distance from the beauty of Cardigan Bay.

Set within the sought-after coastal village of St Dogmaels, this one-bedroom bungalow offers more than meets the eye. Just a short drive from the popular market town of Cardigan and the stunning coastline of Cardigan Bay, it's well placed for those looking to enjoy the lifestyle and scenery that West Wales has to offer.

The property sits behind a mature garden frontage, where flowering shrubs and greenery help create a natural screen from the roadside. A parking space sits alongside, offering easy off-road parking right by the entrance. A glazed porch with sliding patio doors gives access to the main living space and also provides a useful transitional area between outdoors and in.

Inside, the lounge is a generous room with clean lines and tiled flooring throughout, giving the space a practical finish. There's good flow here, with doors leading to the kitchen/diner, the bedroom, and a utility area.

The kitchen/diner is a functional and sociable space, with matching base and wall units offering plenty of cupboard storage. There's space for an under-counter fridge, freezer, and a dishwasher, along with a fitted gas cooker and a stainless-steel sink with drainer. The dining area has room for a table and chairs, making it easy to chat to guests while preparing meals. A door from here leads straight through to the sunroom.

The sunroom is a useful extra space that brings in natural light and connects well with the garden. At the moment, it's used as a home office, but it would work equally well as a hobby room or a reading nook. Glazed windows along the rear and sliding patio doors to the side make it feel bright and open without being exposed.



Details continued:

The double bedroom is a straightforward space with a Velux window overhead. It's set off the lounge and feels calm and private.

A separate utility area links to the shower room and provides practical storage. There's room and plumbing for a washing machine, shelving for everyday items, and a wall-mounted combi gas boiler. The shower room itself is fitted with a double shower enclosure, WC and wash hand basin – all cleanly finished and simple to maintain.

Externally:

To the rear of the property is an enclosed garden, with fencing, hedging and mature planting that create a lovely sense of seclusion. Climbing roses and jasmine bring seasonal scent and colour to the edges, with enough space for outdoor seating and summer dining. It's a garden that works well for those looking for a low-maintenance space without giving up greenery or privacy.

Altogether, this is a home that's easy to move into and adapt as needed.

Its location in St Dogmaels makes it particularly appealing – tucked within a well-established coastal village with its own riverside setting, weekly market, and community feel. Being this close to Cardigan Bay and the walking routes along the Ceredigion and Pembrokeshire coastlines brings huge lifestyle benefits, whether looking for a permanent home or an escape to West Wales.

INFORMATION ABOUT THE AREA:

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.

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.

Porch
3'1" x 13'0"

Lounge
12'10" x 14'2"

Bedroom
13'5" x 8'0"

Utility Area
4'1" x 6'7" max (inc cupboards)

Shower Room
7'10" x 6'7"

Kitchen/Dining Room
13'2" x 13'6"

Sun Room
9'4" x 11'9"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: B - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road 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: Fibre - 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: Limited , 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 deeds (which date back to 1970) state that normal cul-de-sac covenants apply, which include: All rear fences must be maintained. No fences/hedging to be installed to the front garden. The property can only be used as a private residential dwelling. The property must be kept clear of rubbish. Not to cause a nuisance to your neighbours. Any alterations must comply with planning permissions for the property and the exterior of the property must not be altered or built upon in any way. Please note however that other properties on this cul-de-sac have been altered and used as holiday lets over the years.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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. We have been advised that the cul-de-sac road is private and has not as yet been adopted by the local authority. The residents have equal responsibility for the repair of this private road. All the white goods are available to be sold with the property, if required.

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/06/25/OK











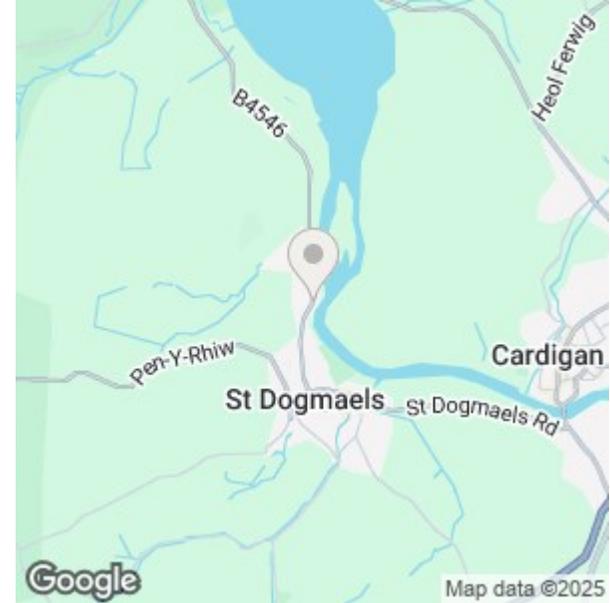
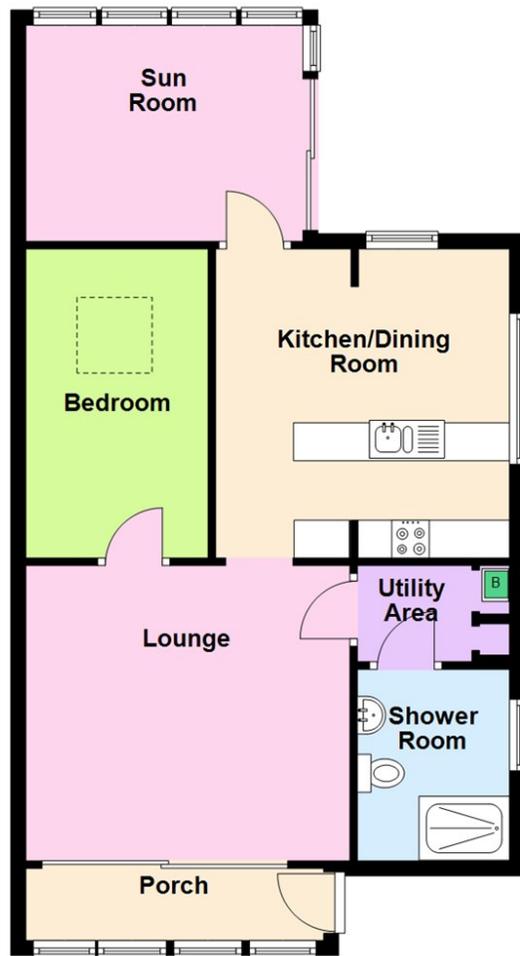


DIRECTIONS:

Head into St Dogmaels from Cardigan and go through the village heading for Poppit Sands. Just after the section of road that narrows through Pilot Street, and just before The Ferry Inn you will see a left turning into Riverhill Cottages, turn here and the property is first on the right hand side - What3Words: [///resembles.rattled.analogy](https://www.what3words.com/resembles.rattled.analogy)



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or coral@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



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