

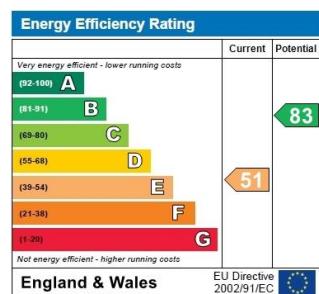
NEW
INSTRUCTION



**4 Maes Y Dre,
St. Dogmaels, Cardigan
SA43 3LD**

Offers in the region of £152,500

Popular Coastal Village
Partial River Estuary Views
Front & Rear Gardens
Local Buyer Restriction
EER - E51



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DD/DT/84298/060921

DESCRIPTION

A semi-detached 3 bedroom ex local authority house situated in the popular coastal village of St Dogmaels. The house enjoys partial river estuary views from the upper floors, with the top bedroom being a converted loft enjoying the very best views. The accommodation is neat and tidy with mainly all double glazing and oil fired central heating. There is an excellent large conservatory which is a real bonus, plus front and rear gardens. Please note the property has a local buyer restriction, full details are within the sales particulars.

EER - E51

SITUATION

St Dogmaels is within easy driving distance of the nearby sandy beach at Poppit and also the neighbouring town of Cardigan which has a large selection of shops and amenities. St Dogmaels boasts a weekly award winning market, an old abbey with cafe/information centre, convenience shop, places to eat and drink and primary schooling. The Pembrokeshire & Ceredigion coastlines are within a few miles distant known for their spectacular scenery and is a draw for locals and tourists alike. Poppit beach is literally just down the road and is a splendid sandy family friendly beach.

BUYING RESTRICTION

Under section 157 of the Housing Act 1985 we are told by the owner that the property can only be sold to buyers from the old Dyfed region (Ceredigion, Pembrokeshire or Carmarthenshire). We advise any potential buyer to seek approval to purchase from the current local authority Pembrokeshire County Council.

ACCOMMODATION

Front door opens into:

ENTRANCE HALL

Radiator, stairs rising to first floor, door opens to:

LOUNGE

13'0 x 12'4 (3.96m x 3.76m)
Electric fireplace with surround, radiator, upvc single glazed window to front, wood laminate flooring, door to:

KITCHEN/DINER

16'4 x 9'4 (4.98m x 2.84m)
Fitted with a range of wall and base storage units with worktops over, electric oven, 4 ring hob, extractor hood, single drainer sink, plumbing for washing machine, space for fridge/freezer, double glazed door and window to conservatory, built-in understairs storage cupboard, tiled flooring, external door to side, radiator, frosted window. Built-in cupboard housing a Worcester oil fired boiler servicing the domestic hot water and central heating.

CONSERVATORY

14'10 x 14'4 (4.52m x 4.37m)
Double glazed windows around and double glazed external French doors to rear decking, radiator, wood laminate flooring.

FIRST FLOOR LANDING

Window to side, stairs to inner landing and further stairs rising to second floor with fitted storage cupboard. Doors open to:

BATHROOM

7'4 x 5'7 (2.24m x 1.70m)
Suite comprising of a bath with electric shower over, wash hand basin, WC, double glazed frosted window to rear, radiator, part tiled walls.

BEDROOM ONE

11'6 x 9'8 (3.51m x 2.95m)
Double glazed window to front, radiator, built-in wardrobe/ airing cupboard with radiator, wood laminate flooring.

BEDROOM TWO

10'7 x 10'4 (3.23m x 3.15m)
Double glazed window to rear enjoying partial river views, radiator.

BEDROOM ONE

11'10 x 10'7 (3.61m x 3.23m)
Large Velux roof window to rear enjoying views over the rooftops and towards the river Teifi estuary, radiator, access to eaves storage space.

EXTERNALLY

To the front of the property there is a front garden area which is well tended and established with a variety of plant and shrubs around a manageable lawn. There is a lower front patio seating area, side access leads to the rear where there is an enclosed low maintenance gravelled garden with decked seating area.

SERVICES

We are advised mains water, electricity and drainage are connected.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that 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 on these details have not been tested.

DIRECTIONS

From Cardigan proceed over the old stone bridge by the castle and turn right for St Dogmaels. In the village bear right as if heading towards the beach at Poppit and take the 2nd left turning after the chapel and then bear right into Parrys Terrace which then leads on to Union Terrace and Maes Y Dre. Number 4 is found on the right hand side half way up this road.