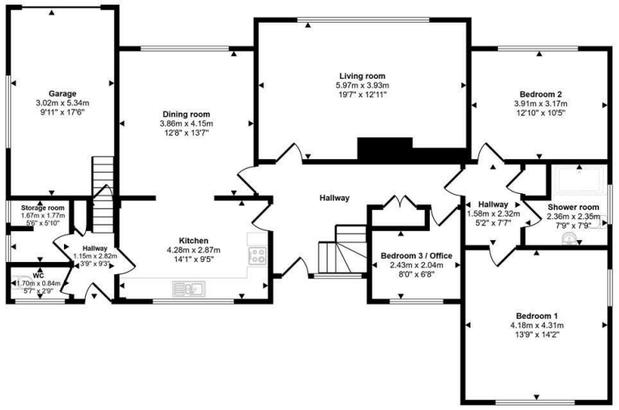
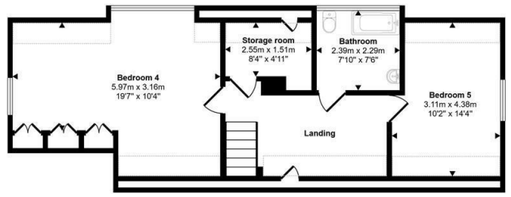
Approx Gross Internal Area
207 sq m / 2231 sq ft



Ground Floor
Approx 141 sq m / 1518 sq ft



First Floor
Approx 66 sq m / 712 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E' Pembrokeshire County Council
DRAINAGE: We are advised that this property is served by private drainage

ref:LW/AMS/10/26/OK

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Be sure to follow us on Twitter: @ WWProps
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

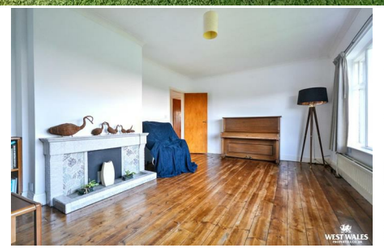
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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EMAIL: cardigan@westwalesproperties.co.uk
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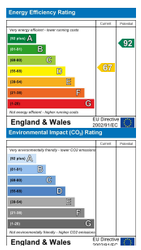






Crud Yr Awel Longdown Bank, St. Dogmaels, Pembrokeshire, SA43 3DU

- Detached Bungalow
- Well Presented
- Garden To Front & Rear
- Two Reception Rooms
- Gas Central Heating & Solar Panels
- Five Bedrooms
- Ideal Family Home
- Ample Off Road Parking
- Approx 2.4 Miles To Poppit Sands
- EPC Rating: D

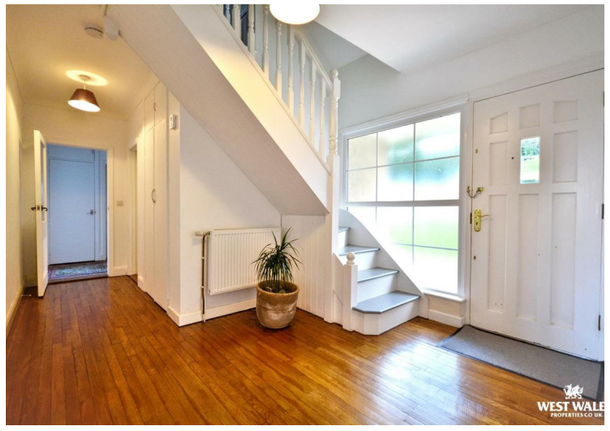


Offers In The Region Of £450,000

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The Agent that goes the Extra Mile



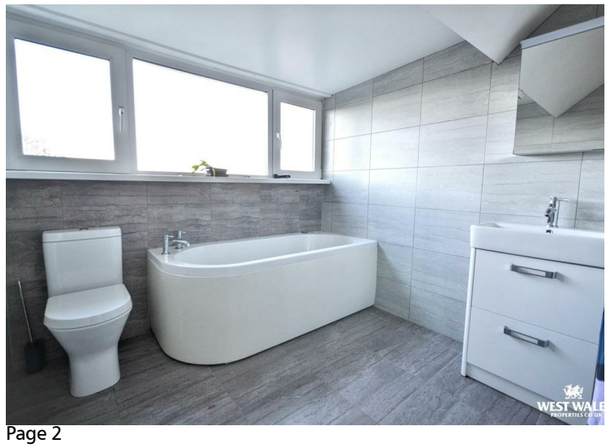


















A well-presented detached dormer bungalow situated in the popular coastal village of St Dogmaels, within walking distance of the sea and local village amenities. The popular poppit sands is approximately 2.4 miles away and the market town of Cardigan just 2 miles away. Offering versatile accommodation, the property benefits from five bedrooms, two bath/shower rooms, solar panels, ample off-road parking and an integral garage, making it an ideal family home.

The accommodation is entered via an entrance hallway, to the left there is a fitted kitchen with a range of matching wall and base units. An opening connects the kitchen to the dining room, which enjoys views over the rear garden. A further door from the kitchen provides access to the front of the property. There is also a WC and a separate storage room, offering plenty of space for coats and shoes, with steps leading down to the garage.

Situated to the opposite side of the property, the living room benefits from a picture window overlooking the rear garden and the surrounding countryside, with distant sea views - creating a pleasant space to relax. The ground floor further comprises two double bedrooms, one overlooking the front and the other the rear of the property, with a bathroom conveniently positioned between them. There is also a further single bedroom / office.

From the entrance hallway, a wooden staircase leads to the first-floor landing, which provides space for a desk or small study area. Two further double bedrooms are located on this floor, along with a modern bathroom. There is also a storage room housing the water tank, together with additional storage cupboards set into the eaves.

Externally, the property is approached via a tarmac driveway, with the front garden enclosed by a low wall and featuring a lawned area and small patio, together with a gated driveway providing off-road parking. The driveway continues around to the rear, providing additional off-road parking and access to the integral garage. The rear garden includes a further lawned area, enjoying pleasant views across the surrounding countryside.

St Dogmaels is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan. St Dogmaels is steeped in history with the ruins of the 12th century Abbey at its heart. The Abbey offers a great venue in the summer for Shakespearean plays and the village offers many cafes and pubs, local shops, places of worship and a primary school. The nearby sandy beach of Poppit Sands is the start (or end) of the 186 mile long Pembrokeshire Coastal Path. Nearby Cardigan town offers a range of amenities including; a Castle, a primary and secondary school, a further education college, major super markets and superstores, several public houses, leisure centre, restaurants and coffee shops and many local shops.

DIRECTIONS

From Cardigan, proceed over the old stone bridge by the castle and turn right for St Dogmaels. Enter the village and turn left onto David Street (opposite the Fiat Garage), continue along the road for a short distance and take the first left onto longdown bank. The property is about a quarter of a mile up the road, pass the entrance to Awel Y Mor, and then the bungalow will be located on your left hand side, denoted by our for sale board. What3Words ///wonderfully.terms.triathlon



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.