

CARDIGAN
BAY
PROPERTIES
EST 2021

12 Glanteifion Flats, The Moorings, Cardigan, SA43 3GF

Offers in the region of £150,000

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12 Glanteifion Flats, The Moorings, St. Dogmaels,

Offers in the region of £150,000

- Two-bedroom second-floor Leasehold Flat overlooking the Teifi estuary
- Living room opening onto the balcony, Kitchen/diner with space for a dining table
- Two bedrooms with useful built-in storage
- One reserved parking space to the rear
- St Dogmaels location, close to Cardigan and Poppit Sands
- Covered balcony with direct river and countryside views
- Local restrictive covenant applies
- Approx. 55.3 sq m of internal accommodation
- Electric heating and mains services
- EPC: TBC



About The Property

Two-Bedroom Estuary-Side Flat with Balcony, Reserved Parking & Wonderful Teifi Views

Looking for a two-bedroom home with a front-row view across the River Teifi? This well-presented flat in St Dogmaels has a private balcony overlooking the estuary, a reserved parking space and a setting that makes the most of this particularly attractive part of West Wales.

Set within The Moorings in St Dogmaels, 12 Glanteifion Flats occupies an elevated position overlooking the Teifi estuary, with boats on the water and open countryside forming the backdrop on the opposite bank. The outlook is a major part of the property, and the balcony provides an outdoor space from which to sit and enjoy it.

The accommodation extends to approximately 55.3 sq m and is arranged on one level, with a practical two-bedroom layout that could work equally well for those looking for a permanent home or somewhere more manageable in a waterside location.

The property is situated on the second floor and is accessed via a staircase. The entrance opens into a hallway providing access to the accommodation.

The kitchen/diner has a good range of fitted units with worktop space, an integrated oven and hob, together with room for a dining table and chairs. The dining area sits alongside an opening through to the living room, giving the main living accommodation a connected feel while retaining definition between the two areas.

The living room is a comfortable reception space, with a feature fireplace providing a focal point, but it is the position of the room that really stands out. Glazed doors open directly onto the balcony, drawing attention towards the estuary views beyond.

Details Continued:
The covered balcony provides space for a small table and chairs and has wonderful views directly across the River Teifi and its estuary. Boats and moorings form part of the foreground, with countryside rising beyond the opposite bank. It is an outlook that changes with the tides, weather and seasons and gives the property a particularly strong connection with its waterside setting.

There are two bedrooms, with useful built-in storage providing practical space without taking up additional floor area. The second bedroom offers flexibility for use as a guest room, home office or hobby space if two permanent bedrooms are not required.

The bathroom is fitted with a walk-in shower, WC and wash hand basin, with easy-clean wall panelling around the shower area and mosaic-style tiling adding some colour.

The flat is presented in a clean and comfortable condition, with a predominantly neutral interior that should make it relatively straightforward for a new owner to put their own stamp on the accommodation.

The property benefits from electric heating and is connected to mains electricity, water and drainage.

Externally:
Outside, the position of Glanteifion Flats makes the most of its proximity to the Teifi. The building sits above the road and waterside, giving the second-floor accommodation an elevated perspective across the estuary.

A particularly useful feature for this location is the property's reserved parking space to the rear, providing designated off-road parking.

For anyone drawn to life beside the water, the combination of the balcony and estuary outlook is likely to be what sets this property apart. Rather than the river simply being somewhere nearby, it forms part of the everyday view from the main living accommodation. For buyers looking for a manageable two-bedroom home in St Dogmaels, the combination of estuary views, private balcony and reserved parking makes this an interesting proposition in a particularly distinctive setting.

INFORMATION ABOUT THE AREA:
St Dogmaels is a historic village on the banks of the River Teifi, close to where the river meets Cardigan Bay. The village has a strong connection with the river and coast and is known for the remains of St Dogmaels Abbey, its riverside setting and traditional village character.

The village has a selection of local amenities, while the market town of Cardigan lies just across the river and provides a broader range of independent shops, cafés, restaurants, supermarkets and everyday services.

The sandy beach at Poppit Sands is a short drive from the village and is also close to the northern end of the Pembrokeshire Coast Path, opening up miles of coastline for walking and exploring.

The location therefore combines access to Cardigan and its facilities with the beaches, coast and countryside associated with this part of West Wales.

For 12 Glanteifion Flats specifically, however, it is the immediate riverside position that gives the property much of its character. The Teifi is directly opposite, and the elevated second-floor position combined with the balcony provides an excellent vantage point from which to appreciate the boats, water and countryside beyond.

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.

Entrance Hall
7'2" x 2'9"

Living Room
12'0" x 14'2"

Kitchen/Diner
8'3" x 13'3"

Balcony
11'6" x 3'9"

Hallway
2'8" x 5'8"

Bedroom 1
10'0" x 11'2"

Bedroom 2
10'4" x 8'11"

Bathroom
7'2" x 5'11"

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: LEASEHOLD - (The freeholder is Pembrokeshire County Council) - Ground rent £10 per year. Service charge varies - Reviewed and Recalculated every 1st of April for the repair, redecoration, cleaning, lighting of common areas and the main structure and paths etc. Billed to flats yearly.
2025 figures were as follows:
Pre Planned Repairs - £95.23
Preplanned Painting - £291.76
Admin charge - £58.05
= £445.04
With insurance for 2026 costing £235.86









PARKING: Off-Road Parking - Communal parking to the rear of the flats, with one allocated space to the rear of the property.
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Electric Heating
BROADBAND: Not Connected but available in the area - 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 no issues that they are aware of.
RESTRICTIONS/COVENANTS: The seller has advised that restrictive covenants apply which include: It can only be sold to someone who has lived or worked in the county of Pembrokeshire for the 3 years immediately preceding the purchase and must be used as your main/principal home. The property must be used as a private dwelling and not used to run a business from. It cannot be used as a second home. Must not cause a nuisance or annoyance to your neighbours or cause any damage to the property or building. Must not be used for illegal or immoral purposes. Can alter the structure or add on any extensions etc or prevent right of air and light to neighbouring properties. Can't sell any liquor from the property. Must keep the flat and common areas clean and clear of rubbish. Must not obstruct any common areas. Can't keep birds, cats, dogs or reptiles without permission from the freeholder. Full details of the lease and covenants are available on request.
RIGHTS & EASEMENTS: The seller has advised that the Freeholder has rights to maintain the building and common areas.
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. This is a first floor flat. Steps lead up to the first floor flat from the front and rear of the 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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
This is a leasehold property. The freeholder is Pembrokeshire County Council.

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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local

authority provider as to what this will be prior to making an offer.

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.

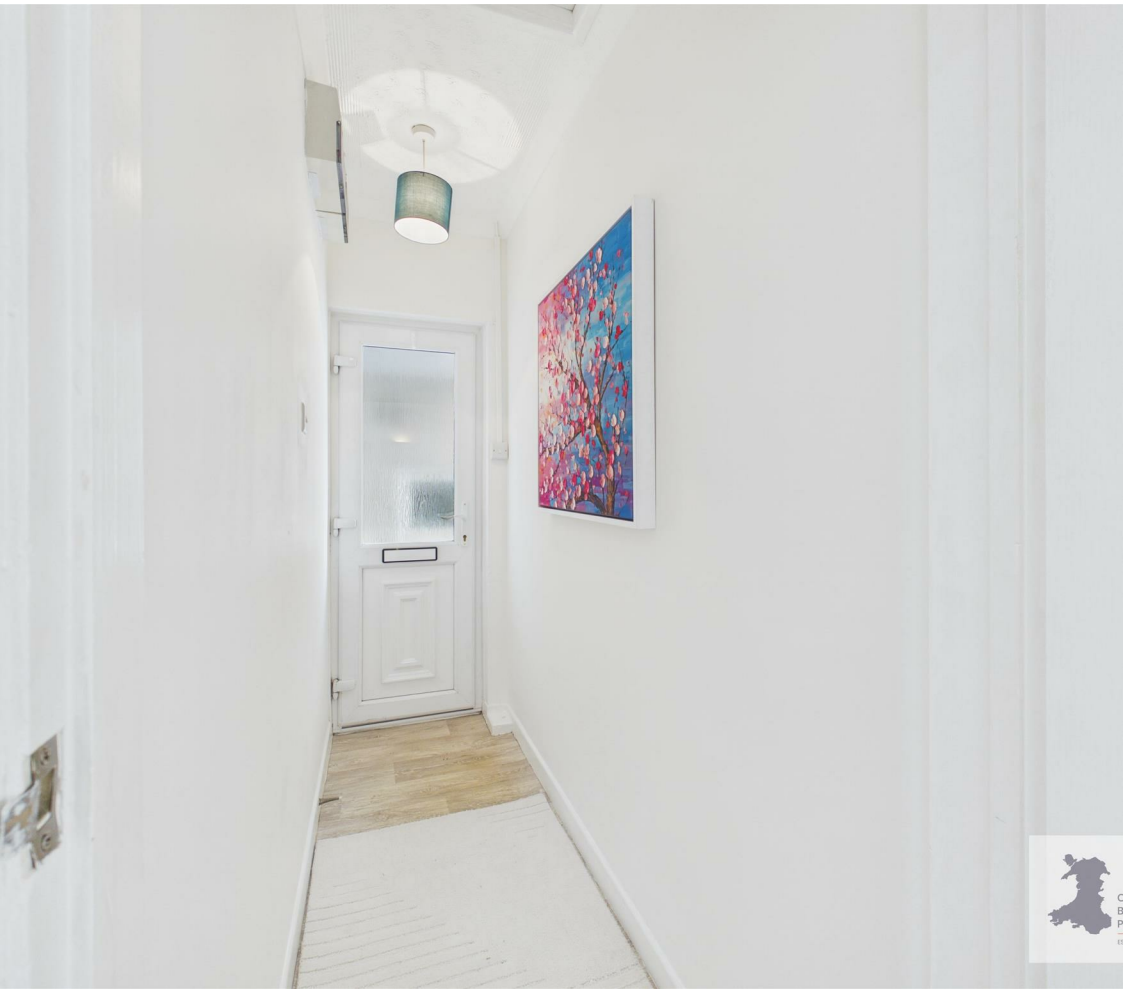
CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK 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.

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/MCM/09/26/OK







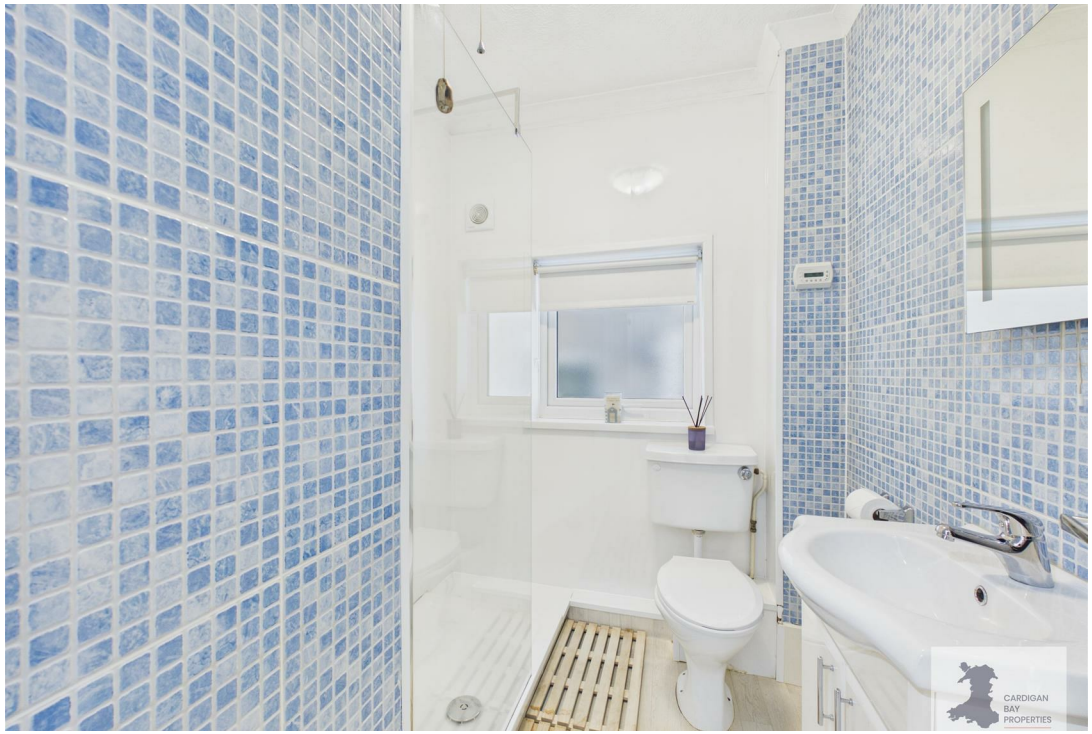















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DIRECTIONS:

What3Words: ///evoke.booth.motored. From Cardigan town centre, head north-west across the A487 bridge over the River Teifi towards St Dogmaels. Shortly after crossing the bridge, turn right onto the B4546, signposted St Dogmaels. Continue along this road into the village and proceed along High Street. Continue with the riverside and grassed area on the right, and the entrance to The Moorings will be found on the left. Follow the road into The Moorings and take the first turning on the right for Glanteifion Flats. Number 12 is situated on the second floor and is accessed via a staircase.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Helen on 01239 562 500 or helen@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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