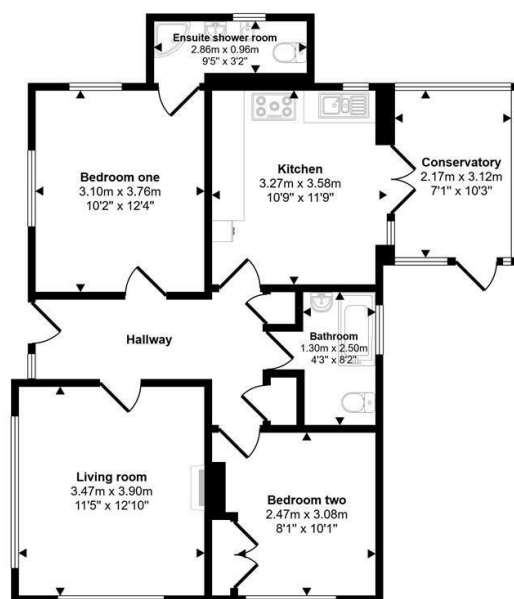
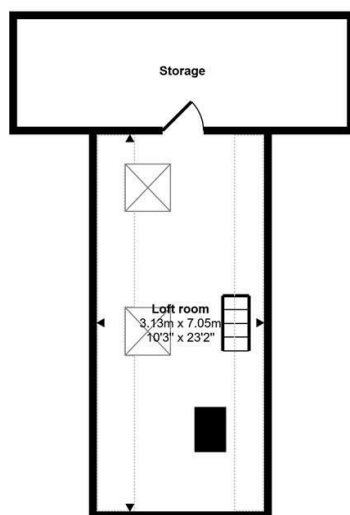


Approx Gross Internal Area
131 sq m / 1411 sq ft

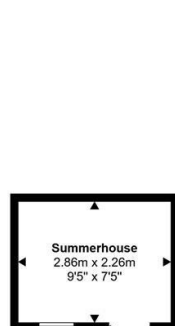


Ground Floor
Approx 72 sq m / 780 sq ft

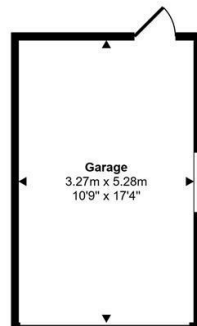
Denotes head height below 1.5m



First Floor
Approx 35 sq m / 377 sq ft



Summerhouse
Approx 6 sq m / 69 sq ft



Garage
Approx 17 sq m / 186 sq ft

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.

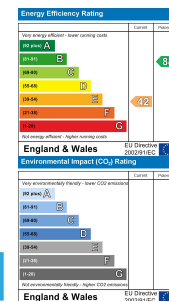


Pistyll y Llan Cwmins, St. Dogmaels, Cardigan, SA43 3HF

- Detached Bungalow
- Two Reception Rooms
- Detached Garage
- Off Road Parking
- Gas Central Heating
- Two Bedrooms
- Popular Coastal Location
- Well Presented
- Landscaped Gardens
- EPC Rating: E

Offers In The Region Of £335,000

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



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 'C' Pembrokeshire

ref: LW/AMS/05/26/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

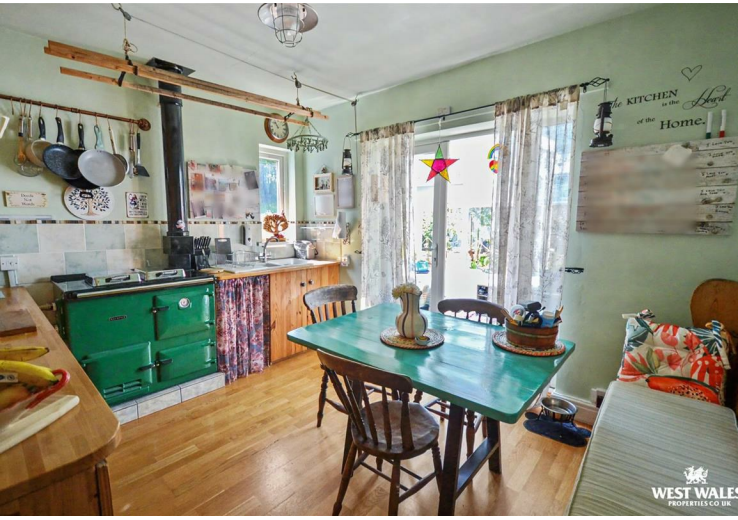


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The Agent that goes the Extra Mile





A charming detached bungalow set in the sought-after coastal village of St Dogmaels, enjoying stunning countryside views and within walking distance of the local shop, pub and the beautiful Pembrokeshire coastline. The property also benefits from two bedrooms, off-road parking and a detached garage.

This well-presented home briefly comprises an inviting entrance hallway, where delightful countryside views can be enjoyed straight from the front door. To the right, the cosy living room features a log-burning stove and picturesque rural outlooks, creating the perfect space to relax and unwind. The kitchen/diner is fitted with matching wooden wall and base units and features a gas-fired Rayburn, providing both character and practicality. Double glazed doors open into the bright conservatory, flooding the space with natural light and offering views over the rear garden. There are two double bedrooms, one of which benefits from an en-suite shower room, alongside a family bathroom. The current owners have also converted the attic into a useful loft room with Velux windows and ample eaves storage, offering excellent additional space for hobbies or storage.

Externally, the property continues to impress. To the front and side, there is off-road parking and access to the detached garage which was added in 2026 and is insulated and boarded, complete with power, lighting and an electric roller door. To the side of the driveway is a low-maintenance gravelled area and a beautifully landscaped garden with a pergola — an ideal spot for outdoor dining or relaxing. The rear garden features a summerhouse, raised flower beds, a feature pond, and a variety of mature shrubs and trees, creating a wonderful outdoor space.



St Dogmaels is steeped in history with the ruins of the 12th century Abbey at its heart. The village has a village shop, post office, pub, visitor centre with cafe, an award winning local producers market, places of worship and a primary school. The Abbey ruins provide a magnificent backdrop for the annual Shakespeare plays. Nearby Cardigan town offers a range of amenities including; Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops.

DIRECTIONS

From Cardigan cross the river using the old bridge and take the first turning right on to the B4546, St Dogmaels Road. Proceed through the village high street, passing the village shop, and turn left, continuing straight up the hill (do not follow the road right towards Poppit). Continue along this road and take the next left onto the Cwmins before the sharp bend, continue along this road for a short distance and the bungalow will be located on your left hand side denoted by our for sale board. What three words - ///calculating.coins.refilled



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