



The Smallholding Centre

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Cardigan

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SA43 1HJ

4 Bed Detached House

£425,000



Y Storws, High Street, Main Street St Dogmaels, Cardigan, SA43 3EJ

Y Storws is a substantial 4 bedroom detached house situated in the centre of St Dogmaels, itself a short drive to the popular beach at Poppit Sands. The property has recently undergone extensive upgrading and redecoration throughout and now provides adaptable and spacious accommodation on 3 floors. On the ground floor there is a large lounge with inner hallway and office, the first of 3 staircases takes you to the first floor which has a large kitchen/breakfast room with mostly new appliances, a utility room, dining room, sitting room / bedroom 1, two further staircases take you up to the second floor with one giving access to the master bedroom, family bathroom and bedroom 4 whilst the other staircase provides access to bedroom 2 with a shower room off. Outside there is off street parking for 2/3 cars with a good sized garden to the side. Part of this property could easily be utilised as a self contained one bedroom annex if required by using the utility as a second kitchen together with the dining room, bedroom 2, shower room and the sitting room/bedroom 1.

Key Features

Adaptable Large 4 Bed Detached House

Centre Of St Dogmaels

Short Drive To Poppit Sands Beach

Off Street Parking For 2/3 Cars

Good Sized Gardens To Side

Recent Upgrade And Redecoration

Part Could Be Used As An Annex

Energy Rating: D

Ground Floor

Accommodation - Entrance via timber-glazed door into:

Lounge - 15' 11" x 21' 4" (4.87m x 6.52m) Into Recess.

With exposed stone wall, radiator, gas fire, two double-glazed panels to the front, leading up to:

Inner Hallway - With an office area (2.50m x 3.76m), staircase to first floor, double-glazed window to the front.

First Floor

First Floor - Accessed via the staircase in the inner hallway and giving access to:

Conservatory - With glazed panels on 3 sides, door out to rear gardens, polycarbonate roof, tiled flooring.

Large Kitchen / Breakfast Room - 12' 0" x 21' 0" (3.66m x 6.42m) Into Recess.

An attractive large kitchen / breakfast room with an excellent range of wall and base units, brand new unused appliances including a "Kenwood" gas cooking range, "Bosch" electric double ovens, "Russell Hobbs" extractor, there is also a "Bosch" dishwasher, double bowl sink unit, leading through to:

Utility - 12' 10" x 7' 4" (3.92m x 2.24m) Again with a range of wall and base units with "Bosch" washing machine, sink/drain unit, double-glazed window to rear, door out to rear, radiator, door into:

Dining Room - 12' 8" x 12' 9" (3.88m x 3.89m) With parquet flooring, large double-glazed window to rear, radiator, staircase to second floor, under-stairs storage cupboard, leading through to:

Bedroom 1 / Sitting Room - 14' 11" x 15' 11" (4.55m x 4.86m) With double-glazed window to the front, radiator, wood-burning stove with timber mantle piece (this room could be a sitting room if preferred).

Second Floor

Second Floor - Accessed via two staircases, one from dining room and the other from the kitchen/breakfast room.

Via Dining Room Staircase - Stairs lead up to:

Bedroom 2 - 8' 2" x 12' 8" (2.51m x 3.87m) With double-glazed window to rear, radiator.

Shower Room - With frosted double-glazed window to side, part-tiled walls, low level flush WC, pedestal wash hand basin, shower cubicle, radiator.

Via Kitchen/Breakfast Room Staircase - Leads up to the second floor onto:

Landing Area - With access to loft space, doors off to all rooms including:



Large Kitchen/Breakfast Room



Main Lounge



Main Lounge-Other View



Lounge To Inner Hallway

Master Bedroom - 15' 3" x 13' 6" (4.65m x 4.12m) Into Recess.

With double-glazed window to the front, wall-length wardrobes with large airing cupboard, radiator.

Bedroom 4 - 12' 3" x 8' 2" (3.74m x 2.5m) Max dimensions.

With double-glazed window to the front, radiator.

Bathroom - 12' 7" x 5' 3" (3.85m x 1.62m) With frosted UPVC double-glazed window to the rear, roll top bath, low level flush WC, wash hand basin, shower cubicle with "Triton" shower fitted, fully tiled walls, radiator.

Exterior

Externally - There are large gardens to the side with lawned areas, vegetable growing areas and places to sit and enjoy the distant views of the estuary and the surrounding St Dogmaels village. Also, and quite a premium and an asset for St Dogmaels, there is off street parking for 2/3 cars.

General Information - Viewings: Strictly by appointment with the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water and mains drainage

Council Tax: Band D, Pembrokeshire County Council. Charge for 2024/25 - £1,705.11

Directions - From Cardigan take the B4546 to St Dogmaels. When you reach the village, go past the Premier shop on the right and where the road bends around to the right towards Poppit continue straight on up the High Street. Y Storws is the 5th property on the left hand side from the junction, denoted by our For Sale board.

What3Words: ///inventors.meaty.fattest

Google Co-ordinates: 52.081461, -4.683270



Another View



Utility Off Main Kitchen



Staircase To Second Floor



Dining Room



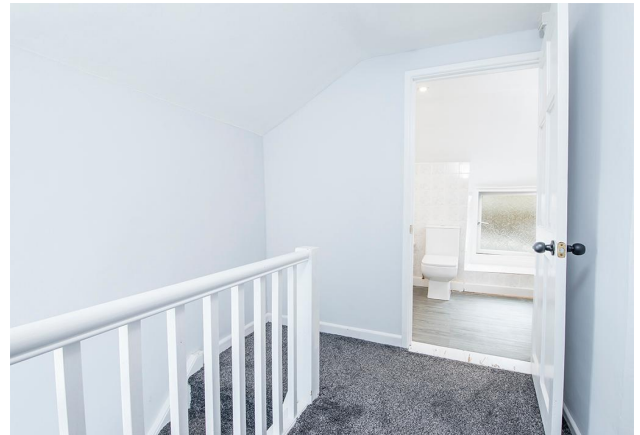
Bedroom 1 / Sitting Room



Bedroom 1 / Sitting Room



2nd Staircase To Second Floor



Second Floor Landing



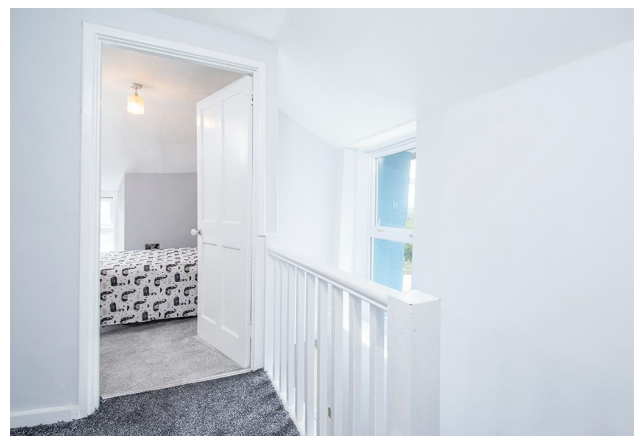
Bedroom 2



Other View Of Bedroom 2



Shower Room



Second Floor Landing



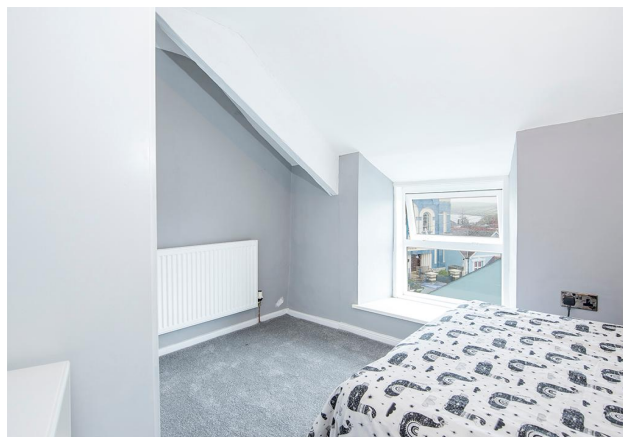
Master Bedroom 3



Other View Of Master



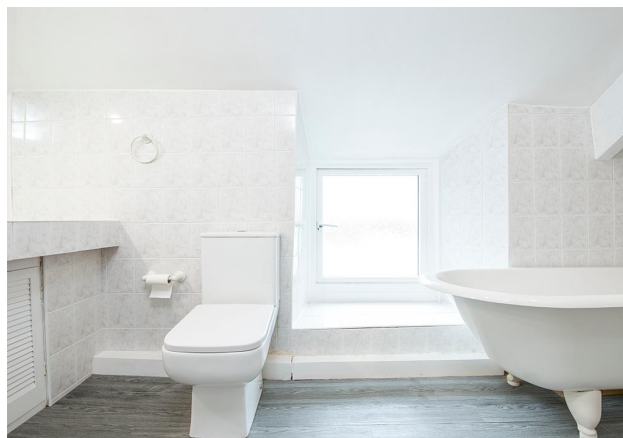
Bedroom 4



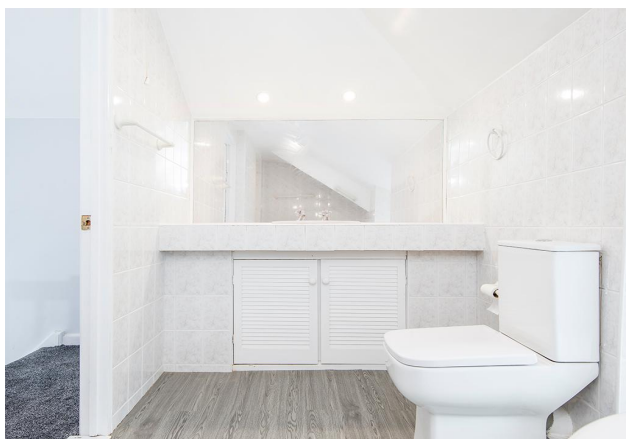
Other View Of Bedroom 4



Family Bathroom-View 1



Family Bathroom-View 2



Family Bathroom-View 3



Rear View



Gardens



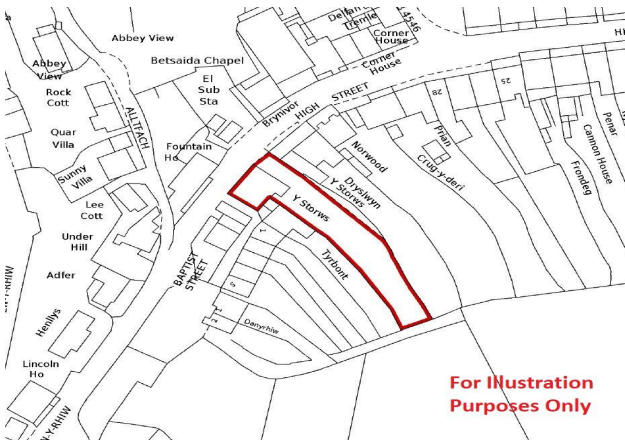
Parking Area



Parking Area

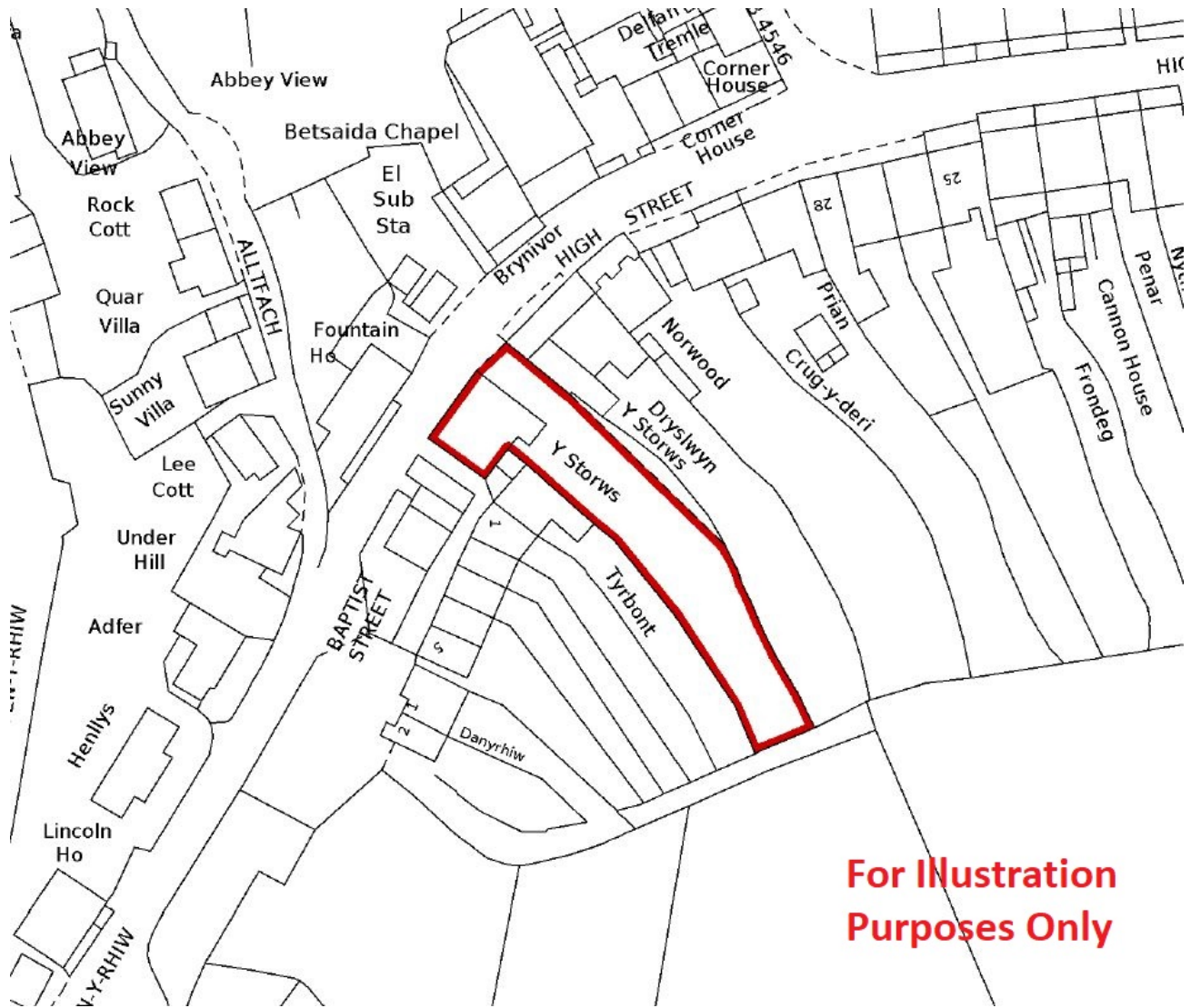


Side View Of House



Boundary Plan

Floorplans



**For Illustration
Purposes Only**



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		