



Hafan Dawel Ffordd y Cwm, St. Dogmaels, SA43 3JG

£329,995

A good sized Three Bedroom Detached Bungalow in the favoured village of St Dogmaels, benefiting from a level plot with plenty of parking and a garage. The accommodation comprises: Entrance Hall, Living Rooms with Estuary Views, Dining Room, Kitchen, Three Bedrooms and a Family Bathroom. Outside the plot extends to three sides with a garage, external w.c and store room.

Glazed wooden door to:-

Hall

Wooden floor, loft access, radiator.
The loft is ripe for conversion, subject to consent. With a window to the gable end.

Living Room



Log burning stove with tiled hearth. Upvc double glazed window to the front with sea/country views, window to the side, radiator, doors to:-

Dining Room



Upvc double glazed window to the rear, radiator, telephone point, door to:-

Kitchen



Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap, slot in electric oven with stainless steel extractor fan, tiled splashback, tiled floor, spotlights, void and plumbing for washing machine, space for fridge/freezer, door to rear, Upvc double glazed window.

Bedroom



Upvc double glazed window to the front, sea/countryside views, radiator.

Bedroom



Upvc double glazed window to the front, radiator, fitted wardrobe.

Bedroom



Upvc double glazed window to the rear, radiator, fitted wardrobe.

Family Bathroom



Four piece suite with enclosed shower, pedestal hand

wash basin, low flush wc, panel bath, tiled walls and flooring, spotlights, radiator, window to the rear.

Outside



Parking for several vehicles with access to the attached garage, lawned garden with dwarf wall. Access to the side leads to the rear garden which has been recently cut back and is an ideal opportunity for a new owner to create a garden to their style.

Services, etc.

Services - Mains water, electricity, gas and drainage. Gas central heating.

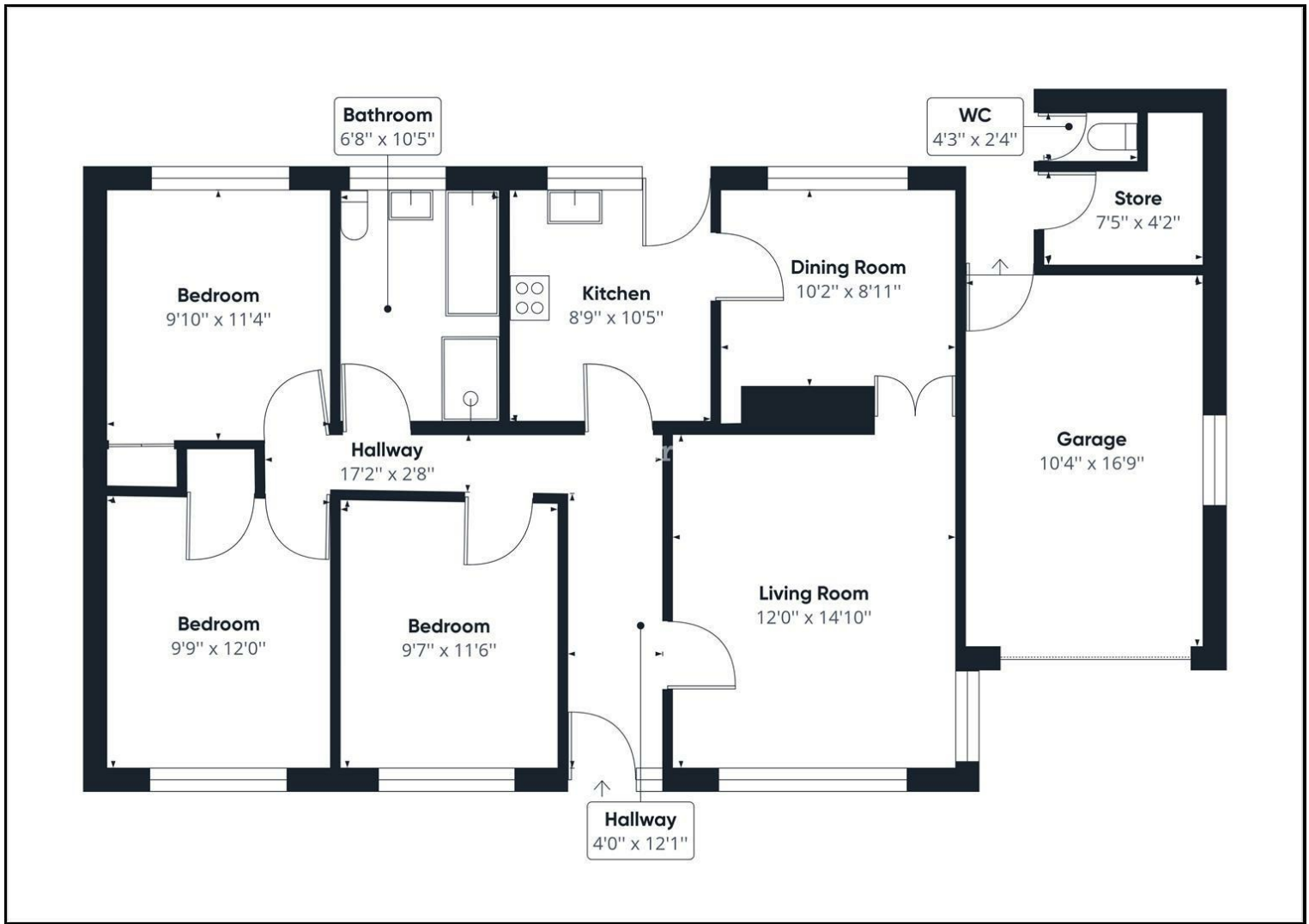
Local Authority - Pembrokeshire County Council

Property Classification - Band E

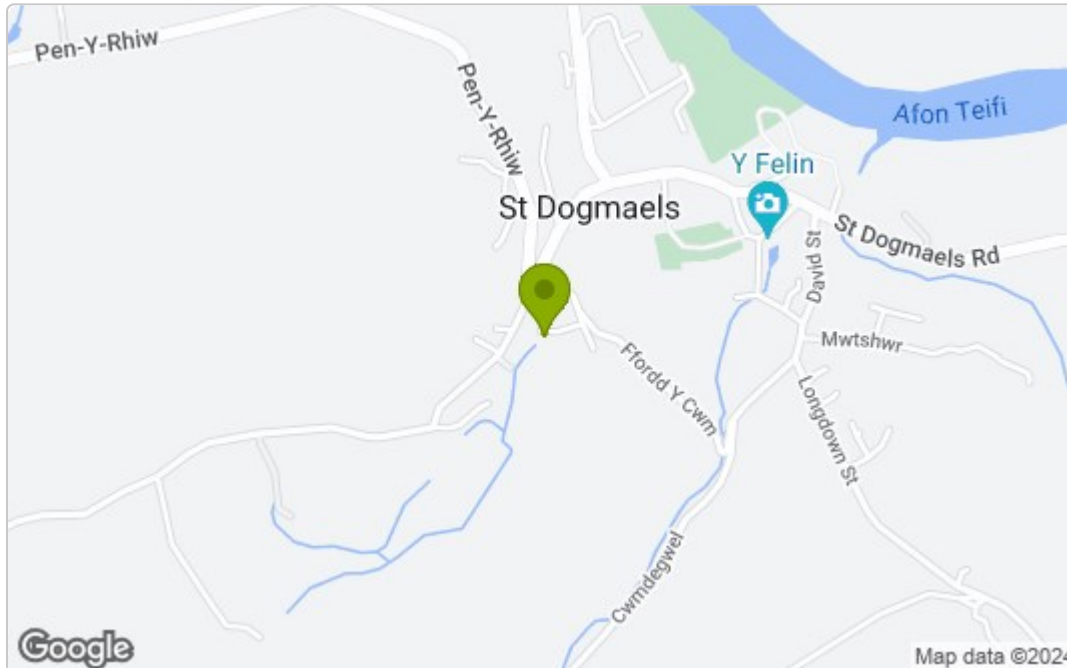
Tenure - Freehold and available with vacant possession upon completion

What3Words - ///market.cares Depending

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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