



Crynga House David Street, St. Dogmaels, SA43 3HT

Auction Guide £190,000

FOR SALE BY ONLINE AUCTION - THURSDAY 16TH MAY 2024 - BETWEEN 12PM AND 2PM.

A traditional Two Bedroom Cottage situated in the favoured village of St. Dogmaels benefiting from Parking and Garage, with accommodation comprising: Vestibule, Living Room, Kitchen, Utility/W.C. Sitting Room, Landing, Two Bedrooms and a Family Bathroom. Externally, the property benefits from a level rear garden, parking and a garage.

For Sale By Auction

The property is to be sold via online auction on THURSDAY 16TH MAY 2024 between 12pm and 2pm. You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge an administration fee of £1,200 inc VAT (£1,000 plus VAT), upon completion of the sale.

Upvc double glazed door to:-

Vestibule

Door to:-

Living Room



Upvc double glazed window, 2 radiators, telephone point, feature fire surround with inset coal effect gas fire with marble hearth.

Kitchen



Having a range of wall and base units with worktop surfaces, inset stainless steel sink unit, space for cooker with extractor fan over, Upvc double glazed window.

Rear Hall

Radiator, recessed storage, door to:-

Utility/WC



Low flush WC, base cabinet with stainless steel sink unit, radiator, Upvc double glazed window.

Inner Hall

Upvc double glazed door to the rear, under stair cupboard, stairs rising off.

Door to:-

Sitting/Dining Room



Coal effect gas fire set in a marble hearth with wooden surround, Upvc double glazed window, radiator.

Landing

Turned staircase with Upvc double glazed window to the side, loft access, radiator, storage cupboard.

Doors to:-

Bedroom One



Upvc double glazed window, radiator, built-in wardrobes, exposed beams.

Bedroom Two



Upvc double glazed window to the front, radiator, built-in wardrobes, radiator, exposed beams.

Family Bathroom



Spacious room comprising low flush WC, pedestal hand wash basin, panel bath with electric shower over, airing cupboard, radiator.

Externally



Courtyard garden with decorative shale and paved pathway leading to the parking area, giving access to the Detached Garage with up-and-over door and electric car charging point.

Services, etc.

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

Local Authority - Pembrokeshire County Council

Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///nozzle.twists.stood

Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for

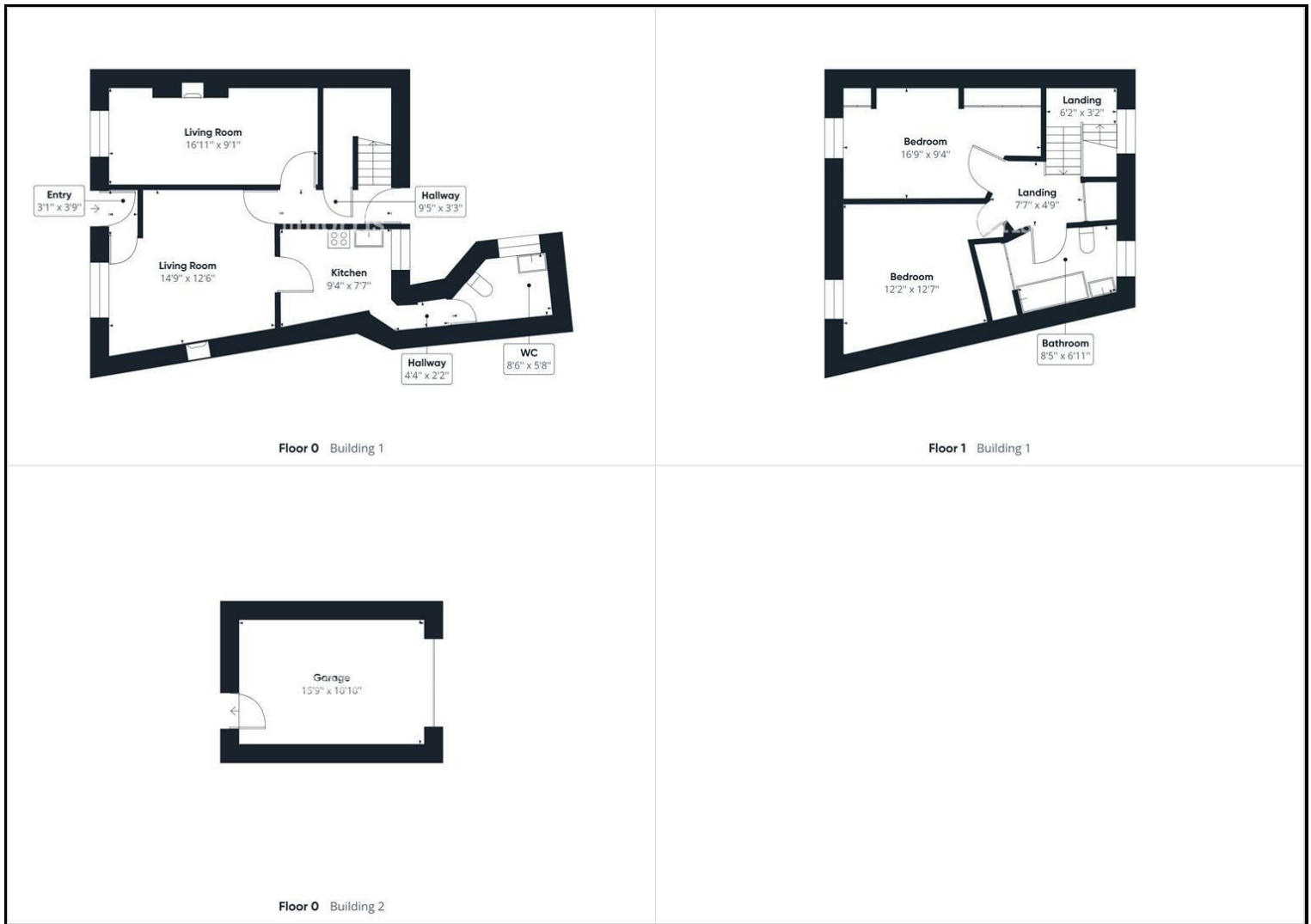
inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

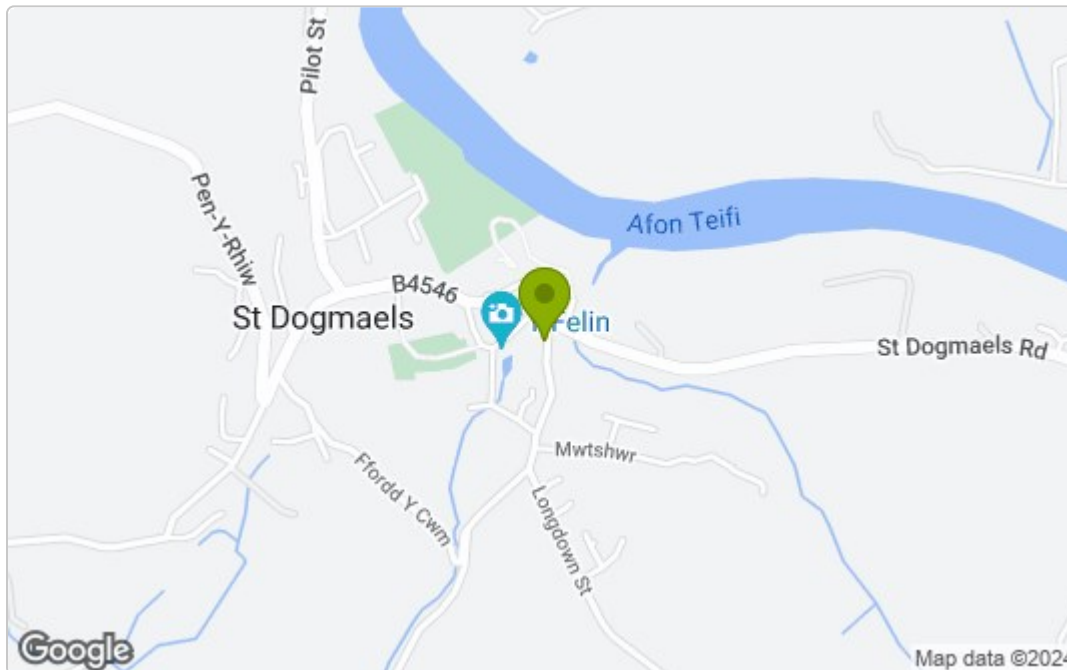
How To Register & Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

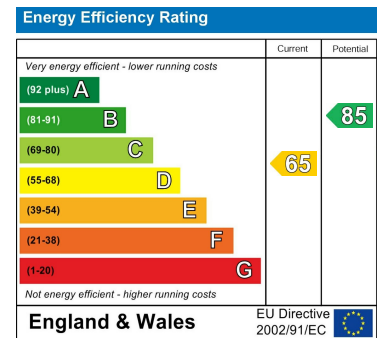
Floor Plan



Area Map



Energy Efficiency Graph



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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