



45 The Moorings, St. Dogmaels, SA43 3LJ

£299,950

A two/three bedroom detached house, ready to move into with far reaching views towards the Teifi estuary and beyond situated in the sought after coastal village of St Dogmaels on a small residential cul-de-sac, within walking distance of the river, ideal watersports, wildlife watching etc. The accommodation has been updated and improved by the current owners, to include re-decoration, new flooring, doors and windows, new boiler, oil tank and garage roof, making this an ideal investment property or place to call home. The accommodation comprises: Porch, Living Room with views of the river estuary, Study/Bedroom Three, Inner Hall, Kitchen/Diner, Shower Room, Landing, Two Bedrooms and a W.C. Externally, there is Parking, Garage and Gardens with direct access to the woodland walks behind.



### Situation

St Dogmaels is within easy driving distance of the nearby sandy beach at Poppit and also the neighbouring town of Cardigan, which has a large selection of shops and amenities. St Dogmaels village boasts an old Abbey with café/information centre, convenience store, places to eat and drink and primary school. The Pembrokeshire and Ceredigion coastlines are within only a few miles and are famously known for their spectacular scenery, beautiful sandy beaches and cliff top wals.

uPVC door with matching side panel to:-

### Porch



Meter box cupboard, wood effect flooring, door opens to:-

### Living Room



uPVC picture window to the front enjoying the lovely views towards the estuary and the far reaching countryside beyond, wood effect flooring, radiator, coved ceiling, door open into:-

### Study/Bedroom Three



With fitted cupboard housing a recently installed oil fired central heating boiler serving the domestic hot water and central heating. Wood effect flooring, radiator, internal window to porch and window to the side.

### Inner Hallway



Stairs rising off to the first floor, window to the rear, wood effect flooring, radiator, door opens to:-

### Kitchen/Diner



Having a range of wall and base units with worktop surface over, stainless steel sink unit with mixer tap and drainer, electric oven, ceramic hob with stainless steel extractor fan over, tiled splash backs, tiled flooring, under counter lighting, void and plumbing for washing machine/dishwasher, space for fridge/freezer, space for dining table, radiator and sliding external French doors to the rear garden.

### Shower Room



Comprising a large walk-in shower cubicle, low flush WC, hand wash basin, tiled walls, windows to the side, heated towel rail and extractor fan.

### FIRST FLOOR

Turned staircase with half landing and high-level window to the rear.

### Landing

Doors opening to:-

## Bedroom One



Windows to the front boasting estuary view, window to the rear overlooking the garden, radiator, loft access.

## Bedroom Two



Windows to the front with estuary views, radiator, eaves storage cupboards.

## Toilet



Comprising WC and hand wash basin, tiled walls and flooring, internal glazed window.

## Externally



To the front is a garden area laid mainly to lawn. A side

driveway (shared with next door) leads to a detached single garage, which has recently had a new roof.

The rear is a well kept garden with patio areas lawned areas with mature shrubs and plants, new bunded oil storage tank.

## Utilities & Services

Heating Source: Oil fired central heating boiler.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

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## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.7mbps upload and 6mbps download and Superfast 20mbps upload and 80mbps download . Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

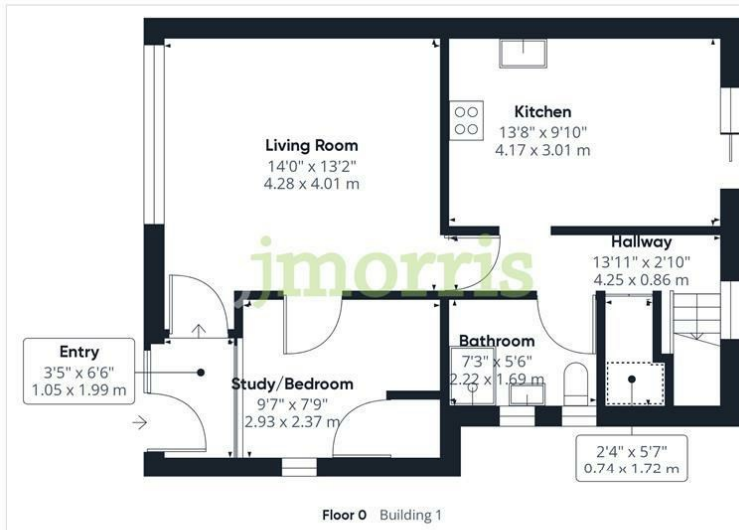
O2 Voice - Yes & Data - No

Vodafone. Voice - Yes & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



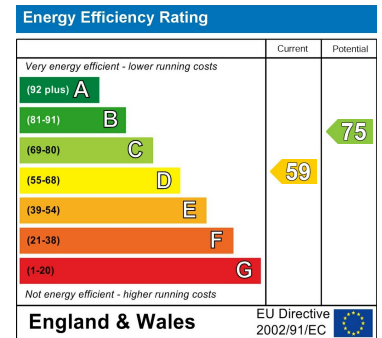
## Floor Plan



## 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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