



Belmont High Street, St. Dogmaels, SA43 3EF

**£180,000**

A deceptive four/five bedroom mid terraced cottage with large rear garden and a range of outbuildings situated in the favoured village of St. Dogmaels. The accommodation comprises: porch, hall, living room, sitting room, inner hall, snug, kitchen and rear porch. To the first floor there is a landing, four bedrooms, box room/study and a family bathroom.



uPVC double glazed door to:

### Porch

uPVC double glazed windows, glazed door to:

### Hall



Stairs rise off to the first floor, doors to:

### Living Room



Window to the front, feature wooden fire surround with tiled hearth and backing.

### Sitting Room



Window to the front, tiled fireplace with wooden surround.

### Inner Hall



Under stairs cupboard, doors to:

### Snug



Tiled fire surround and hearth, uPVC double glazed window to the rear, built in display cabinet.

### Kitchen



Having a range of base cabinets with worktop surface over, stainless steel sink unit, void for fridge, tiled flooring, window to the rear.

### Rear Porch



uPVC double glazed windows and doors to the rear.

### Landing



Split level landing with doors leading to:



### Bedroom One



Window to the front, built in cupboards.

### Bedroom Two



Window to the front.

### Bedroom Three



Window to the front.

### Bedroom Four



Sloping ceiling, window to the rear.

### Box Room/Study



Window to the rear.

### Family Bathroom



Panel bath, vanity unit with hand wash basin, low flush w.c. Window to the rear, airing cupboard.

### Externally



To the fore of the property there is a dwarf wall and railings with decorative coloured gravel.

Immediately to the rear of the property there is a paved patio area and externally accessed w.c. Beyond the patio there is a good sized lawned garden with mature shrubs and bushes, along with flower and shrub borders.

### Outbuildings



Of brick construction with a pitched, slate roof. Divided into two rooms with a wooden fire surround and inset open fireplace, window to the side. The second of the two rooms is a useful store. Attached to the building is a corrugated iron lean-to store.

### Utilities & Services

Heating Source: None

Services:

Electric; Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession

upon completion.

Local Authority: Pembrokeshire County Council

Council Tax; Band D

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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 1mbps upload and 14mbps 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

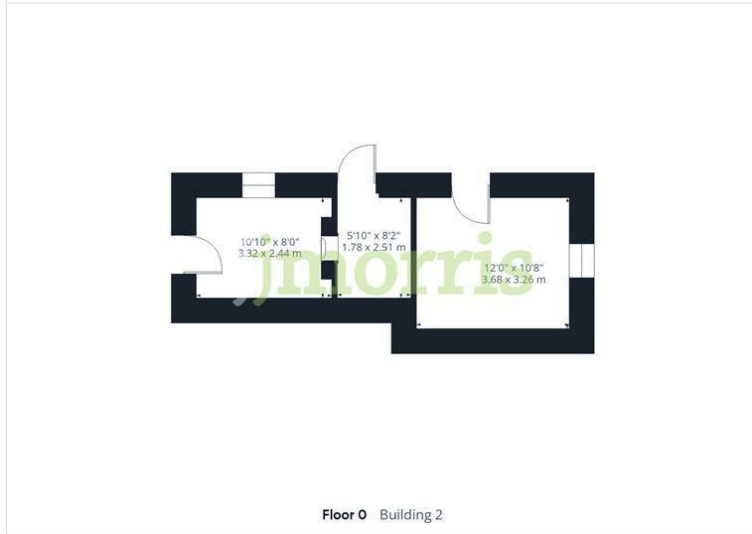
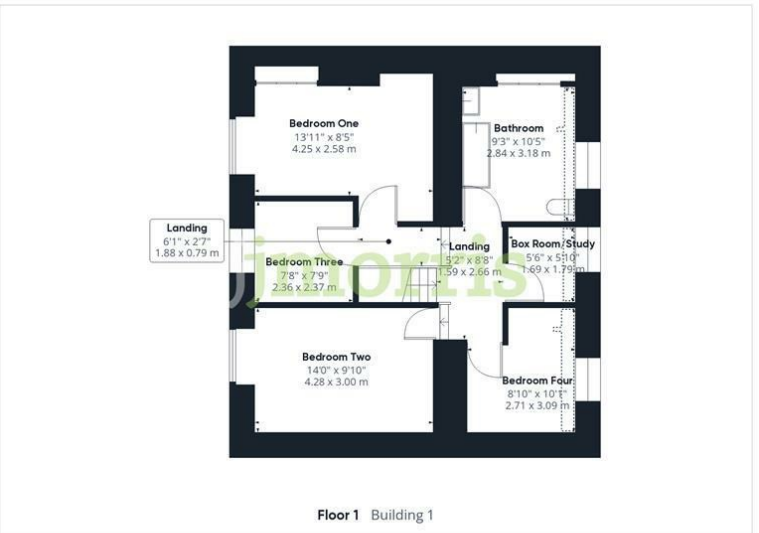
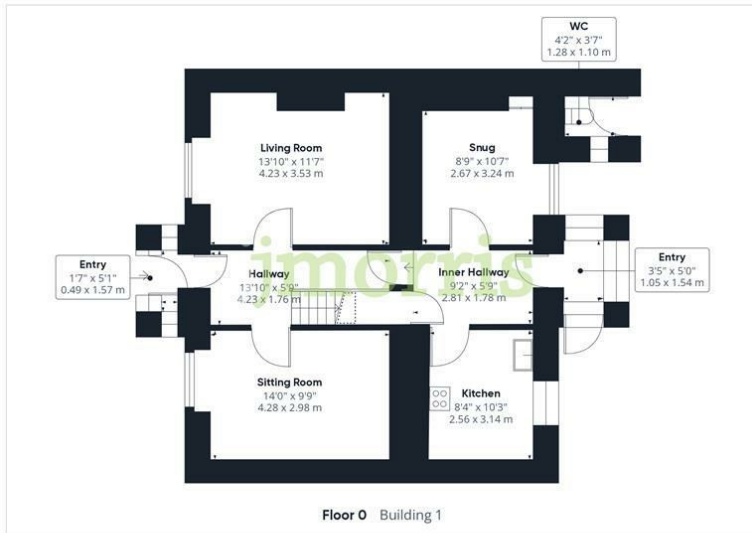
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

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 and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

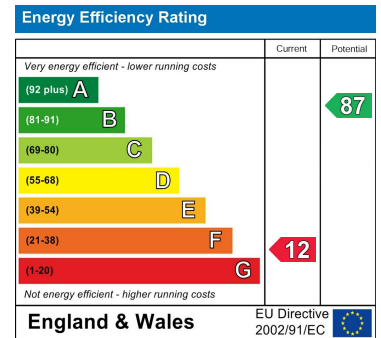
# Floor Plan



# 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.