



Bryn Awel , St. Dogmaels, SA43 3JF

**£295,000**

Of interest to cash buyers and investors, a three bedroom detached residence situated in an elevated position over looking the ruins of The Abbey of St Mary on the banks of the River Teifi and close to Cardigan and Poppit Sands. The property benefits from an extensive plot, which is a rarity in such a position, with gardens to either side and a detached former cottage, which is currently utilised as garaging/store. The accommodation comprises: hall, snug, living room, kitchen, utility, landing, three bedrooms and a bathroom. The property has seen some structural movement to the side extension, which would require some remedial works.

Partly glazed wooden door to:-

### Hall



Tiled flooring, electric storage heater, stairs rising off to first floor. Doors to:-

### Snug



Glazed tiled fireplace, window to the front, exposed beams, electric storage heater, under stairs cupboard.

### Living Room



Window to the front, feature fireplace with wooden mantle over, glazed recess cupboard, electric storage heater, door to:-

### Kitchen/Diner



Tiled floor, Rayburn range, electric cooker, glazed window, stable door, electric storage heater. Door to:-

### Utility Room



Work top surface, inset 1.5 stainless steel sink and drainer unit with mixer tap, void and plumbing for washing machine and dishwasher, window and door to the side.

### Landing



Loft access, built-in cupboard.

### Bedroom One



Window to the front, wall mounted electric heater.

### Bedroom Two



Window to the front, ornate decorative fireplace.

### Bedroom Three



Window to the front.

### Bathroom



Panel bath, low flush WC, vanity unit with hand wash basin, airing cupboard, opaque glazed window.

### Externally



The property enjoys an elevated position with generous gardens to either side of the property, providing an ideal seating area, the gardens extend to the rear and lead to the former cottage, which as previously mentioned is currently used as storage.

### Utilities & Services

Heating Source: Electric Storage Heaters

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

### 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 0.9mbps upload and 8mbps download and Superfast 20mbps upload and 79mbps 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

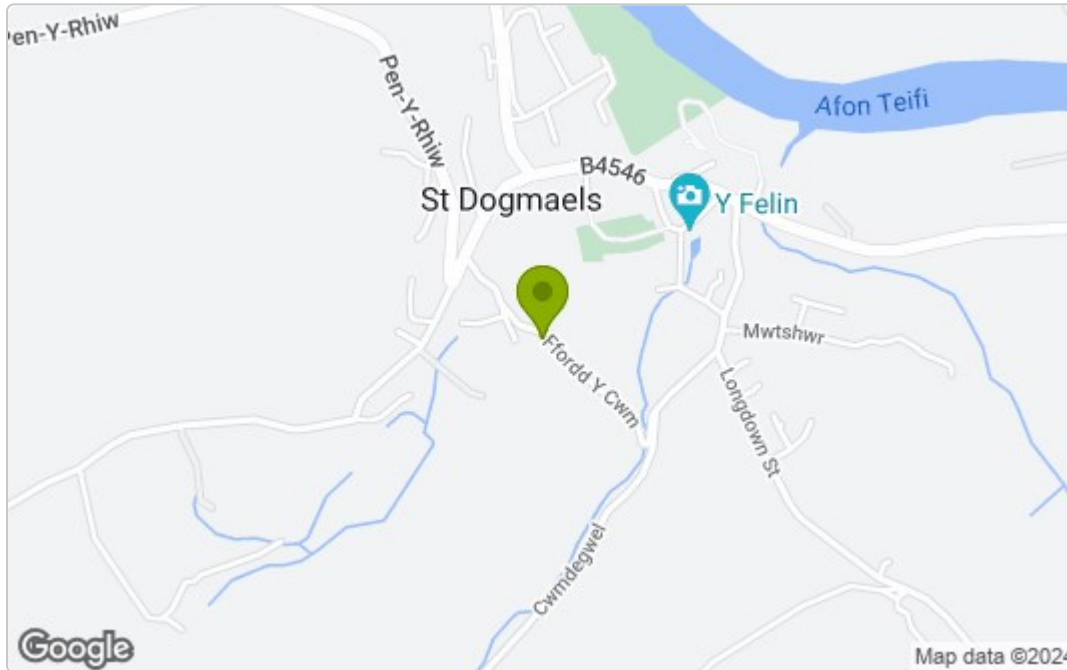
Vodafone. Voice - Yes & Data - Yes

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.

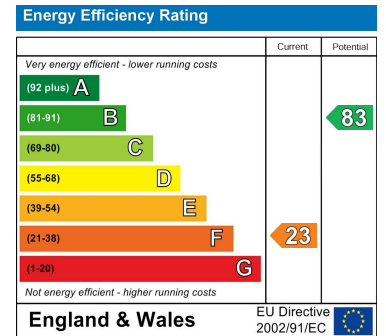
## Floor Plan



## 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.

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