



Maesyrawel , St. Dogmaels, SA43 3JF

£295,000

Nestled in the charming village of St. Dogmaels, this delightful semi-detached cottage offers a perfect blend of character and comfort. Boasting three reception rooms, three cosy bedrooms, and a well-appointed bathroom.

Situated in an elevated position, the cottage provides stunning views of the surrounding landscape, creating a serene and peaceful atmosphere. The versatile accommodation allows for various living arrangements, catering to the needs of individuals or families alike.

With parking space for two vehicles, convenience is at the forefront of this property. The well-maintained gardens offer a lovely outdoor space to relax and unwind, perfect for enjoying a cup of tea on a sunny afternoon or hosting a summer barbecue.

Don't miss the opportunity to make this charming cottage your new home. Embrace the tranquillity of village life and create lasting memories in this idyllic setting.

Wooden door with glazed panel to:-

Vestibule



Tongue and grooved wooden panel, opening to:-

Kitchen



Range of base cabinets with worktop surfaces, five ring gas hob with stainless steel extractor and tiled splash backs, space for fridge/freezer, double glazed window to the front, recessed spotlights, exposed beams, wood effect flooring, opening to:-

Utility Room



Range of matching base cabinets, void and plumbing for dishwasher and washing machine, sink and drainer unit with mixer tap over, tiled splashback, Velux window, tiled floor.

Dining Room



Stairs rising off to first floor, feature fireplace with slate hearth, exposed beams, double glazed window to the front, door to:-

Living Room



Feature stone inglenook fireplace with inset wood burning stove and slate hearth, double glazed window to the front, Upvc double glazed door to the rear, wooden flooring, exposed beams, door to:-

Sitting Room/Snug



Exposed beams, double glazed window, wooden flooring, stairs rising off to first floor.

Rear Lobby

Door to rear, door to:-

Shower Room



Walk-in shower with low flush WC, bidet, pedestal hand wash basin, tiled floor and walls, Upvc double glazed window, Velux window, extractor fan.

FIRST FLOOR

Master Bedroom



Upvc double glazed window to the rear, three Velux roof windows, wooden flooring, exposed beams. Door to:-

WC



Pedestal hand wash basin, low flush WC, Velux roof window, wooden flooring.

Access from the second staircase from the Dining Room to:-

Landing



Window to the rear.

Bedroom Two



Double glazed window to the front, built-in wardrobes and airing cupboard, wall lights.

Bedroom Three



Double glazed window to the front, built-in wardrobes, cabin bed.

WC



Low flush WC, pedestal hand basin, double glazed window.

Externally



The property is set in an elevated position with parking and a garage (accessed off Ffordd Y Cwm), with a pathway leading to the fore of the property, which enjoys tiered gardens with mature shrubs and bushes, seating areas, garden store, pond.

Utilities & Services

Heating Source: Electric heaters

Services:

Electric: Mains

Water: Mains

Drainage: (Mains/Septic tank/Cesspit/Treatment Plan)

What3Words - ///rejoiced.fewest.automatic

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

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 13mbps download and Superfast 20mbps upload and 76mbps 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.

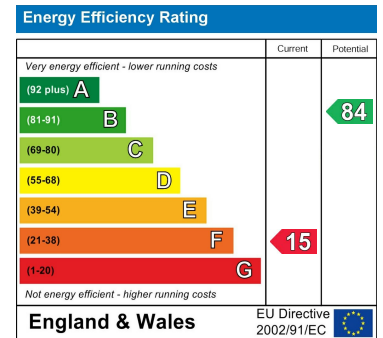
Floor Plan



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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