



6 Union Terrace, St. Dogmaels, SA43 3LA

£239,950

Welcome to this charming, characterful terraced cottage located on Union Terrace in the picturesque village of St. Dogmaels, Cardigan. This property boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of room for the whole family to unwind and rest comfortably. The house features two bathrooms, ensuring convenience and privacy for all residents. Whether you're getting ready for the day ahead or winding down after a long day, these well-appointed bathrooms will meet all your needs.

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 boasts a weekly award winning market, an old abbey with cafe/information centre, convenience shop, places to eat and drink and primary schooling. The Pembrokeshire & Ceredigion coastlines are within a few miles distant known for their spectacular scenery and is a draw for locals and tourists alike. Poppit beach is literally just down the road and is a splendid sandy family friendly beach.

Composite glazed door to:-

Vestibule



Glazed door to:

Living Room



Sash window, radiator, wood effect floor, under stair storage, built-in storage, part wood panels, serving hatch, wooden staircase, log burner.

Dining Room



Radiator, built-in storage, sash window, void for electric log burner, wood effect flooring.

Kitchen



A modern fitted range of wall and base storage units with worktops over, 1½ bowl single drainer sink, 5 ring gas hob, extractor hood, eye level electric oven, plumbing for washing machine and dishwasher, Velux roof window, double glazed window and external door to rear, serving hatch through to lounge, sliding door opens to:

Rear Lobby



Recessed shelving, Sliding wooden door to;

Shower Room



Upvc window, pedestal wash basin, shower with curved glass screen, low flush WC, heated towel rail, part tiled walls.

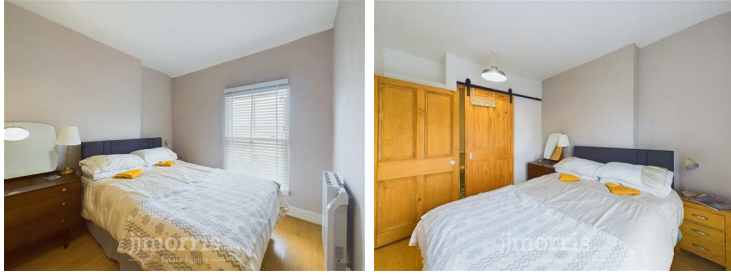
FIRST FLOOR

Landing



Upvc window, loft access.

Bedroom One



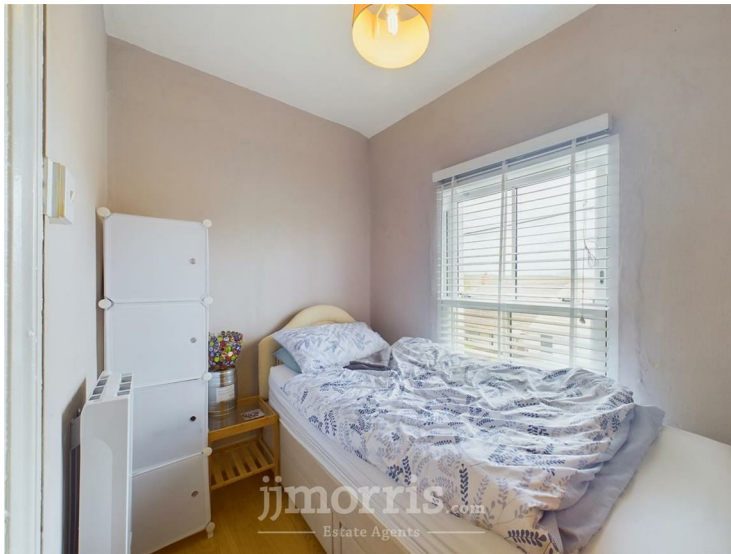
Sash window, wood effect flooring, radiator, wooden sliding door to:-

Ensuite



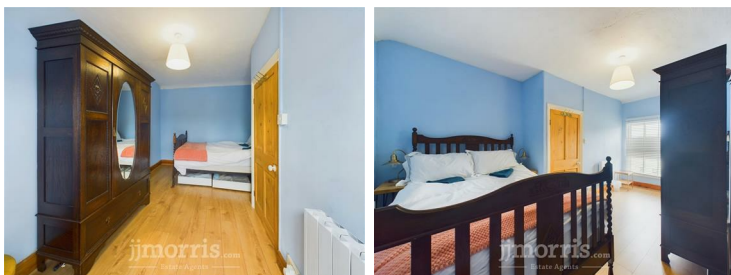
Spotlights, hand wash basin with unit, heated towel rail, part tiled walls, tiled floor, shower with screen.

Bedroom Two



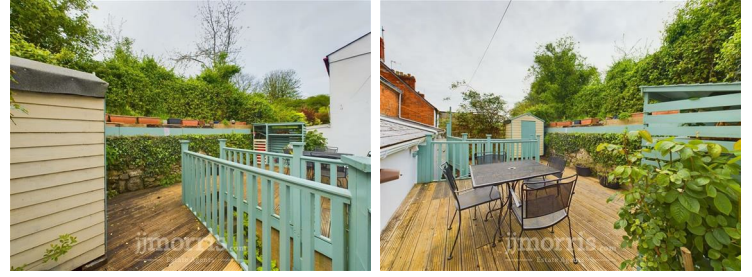
Sash window, radiator, wood effect flooring.

Bedroom Three



Wood effect flooring, radiator, sash window.

Externally



To the rear of the property there are steps leading to a raised decked seating/entertaining area, an ideal place to relax or entertain.

Utilities & Services

Heating Source: Electric 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 C

What Three Words: ///incisions.weep.trader

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 0.8mbps upload and 7mbps download and Superfast 12mbps upload and 56mbps 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

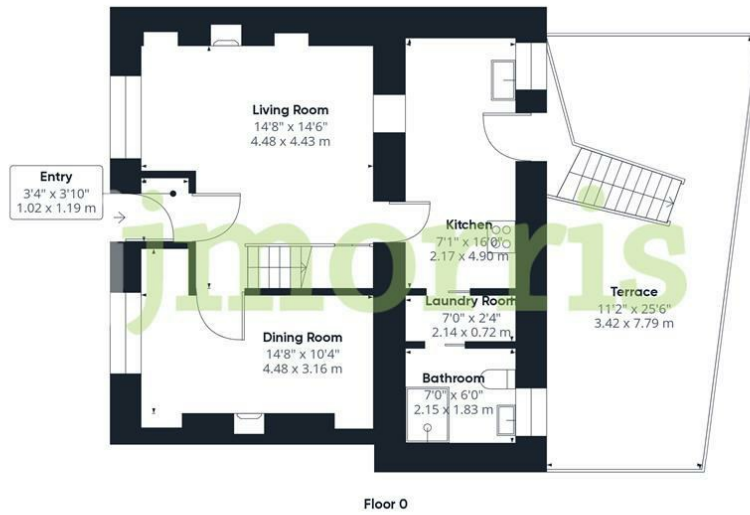
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - 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 and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

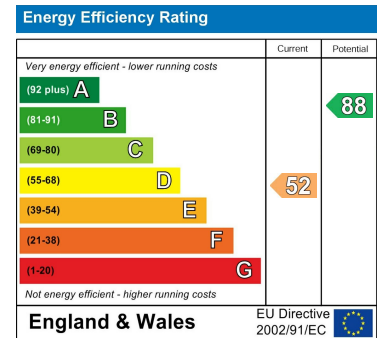
Floor Plan



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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