



Maesderwen Feidr Fawr, St. Dogmaels, SA43 3EU

£297,000

An exciting opportunity to purchase a refurbished and modernised traditional semi detached house offering a perfect blend between characterful features and modern day living. The accommodation comprises: hall, w.c. Living/dining room, newly installed kitchen, utility, three bedrooms and a four piece family bathroom to the first floor with a master bedroom with ensuite to the second floor. Externally, the property benefits from a garage, parking and an elevated garden.

Wooden entrance door to:-

Hall



Radiator, wood effect flooring, fuse box. Stairs leading up to first floor.

Living/Dining Room



Upvc window, electric log effect fire with wooden surround, exposed beam, wood effect flooring, two radiators.

Kitchen



Having a range of wall and base units, integrated fridge/freezer and dishwasher, built-in electric oven and microwave, induction hob with extractor fan over, glass splash back, Vellamo Horizon single bowl granite sink, radiator, wood effect flooring window, spotlights.

Utility



Upvc door, Upvc window, tiled flooring, plumbing for washing machine, wall tap.

WC



Wall lights, integrated toilet, hand wash basin with unit, wood effect flooring.

FIRST FLOOR

Landing



Radiator, stairs to attic.

Bedroom One



Upvc window, radiator.

Bedroom Two



Upvc window, radiator.

Bedroom Three



Upvc window, radiator.

Family Bathroom



Walk-in shower, heated towel rail, bath with shower attachment, hand wash basin with vanity unit, w.c. with concealed cistern, window, spotlights, wood effect flooring, built-in shelving, marble effect panel walls.

SECOND FLOOR

Landing



Velux window.

Master Bedroom



Velux window, exposed beams, radiator, eaves storage.

Ensuite



Integrated toilet, walk-in shower, hand wash basin with unit, spotlights, exposed beams, part marble effect walls, boiler, eaves storage.

Externally



Steps to lawned area, greenhouse. Parking and garage.

Utilities & Services

Heating Source: Gas central heating

Services:

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///extremely.confirms.bonfires

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 10mbps download and Superfast 20mbps upload and 880mbps 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 - Limited & Data - Limited

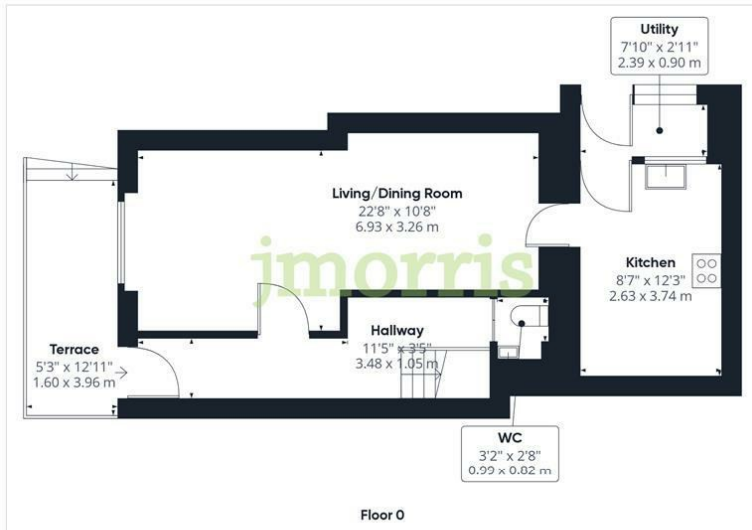
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

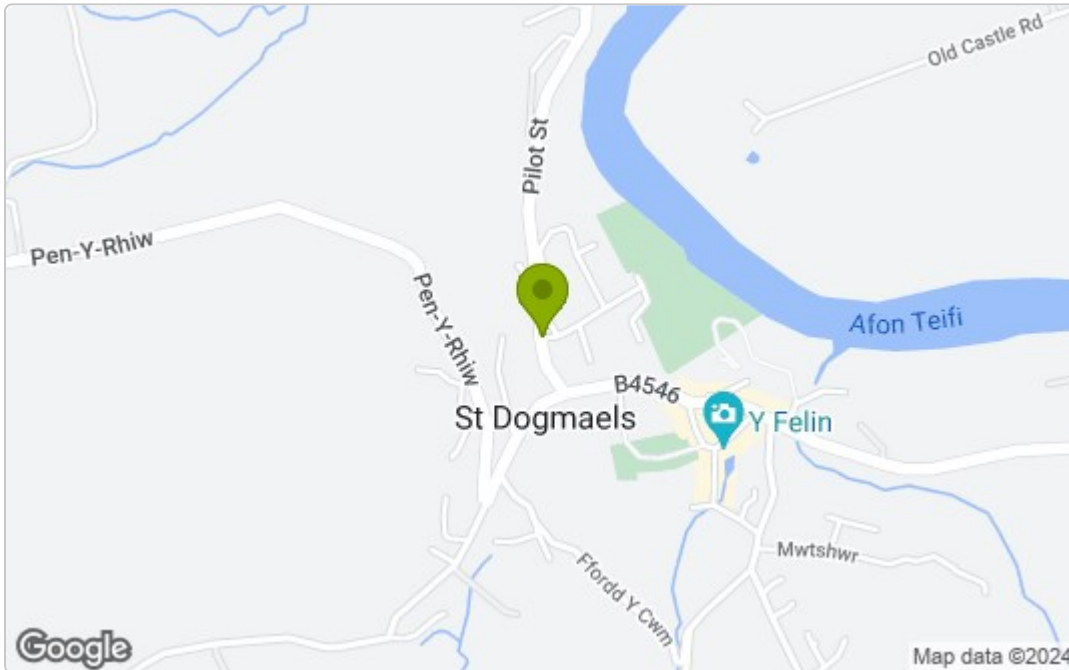
Vodafone. Voice - Limited & Data - Limited

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.

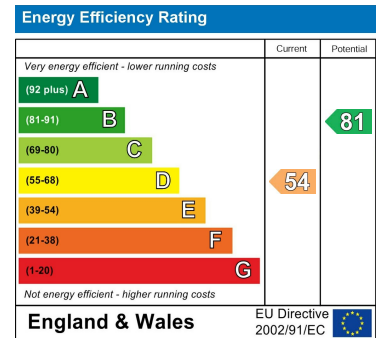
Floor Plan



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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