



Min Yr Afon Pilot Street, St. Dogmaels, SA43 3EY

**£325,000**

A deceptively spacious cottage with accommodation set across three floors with an elevated balcony to take advantage of the estuary views to the rear. The property comprises vestibule, sitting room, living room, kitchen/diner, wc, three bedrooms and a shower room. Externally, the property benefits from parking, balcony and low maintenance gardens.

## Ground Floor

### Vestibule



Fuse box, tiled flooring. Glazed door to:

### Sitting Room



Double glazed window to the front, feature fireplace with coal effect gas fire, tiled hearth and backing, wall lights, dado rail, radiator.

### Living Area



Double glazed sliding doors to balcony which is an ideal place to sit out taking in the estuary views, wall lights, radiator, wood effect flooring, stairs lead to the lower ground and first floors.

## Lower Ground Floor

### Kitchen/Dining Room



Having a range of wall and base units with work top surfaces, stainless steel sink unit, gas cooker with extractor fan over, space for fridge/freezer, plumbing for washing machine, windows to the rear, part tiled walls, tiled floor,

radiator. Wall mounted Valiant gas fired boiler, under stairs storage cupboard, Wooden stable door leads out to the rear garden.

## WC



Low flush WC, integrated hand wash basin with unit, part tiled walls, tiled floor, radiator.

## FIRST FLOOR

### Landing



Loft access with pull down ladder and is part boarded with a light.

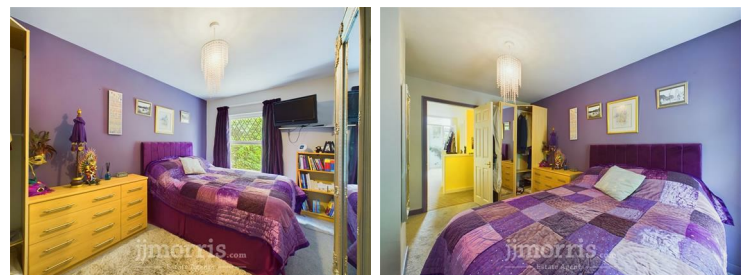
Radiator, linen cupboard. Doors to:

### Bedroom One



Double glazed window, radiator, dado rail.

### Bedroom Two



Double glazed window, radiator.

### Bedroom Three



Upvc gable window, exposed beams, wood flooring, radiator, vaulted ceiling, wall lights.

### Shower Room



Velux window, walk-in shower with electric shower, pedestal hand wash basin, low flush WC, heated towel rail, radiator, part tiled walls.

### Externally



The property benefits from off-road parking to the side. To the rear the garden has been designed with ease of maintenance in mind with a patio and seating area with steps leading down to the decorative gravel.

### Utilities & Services

Heating Source: Mains gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Gas; Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

What Three Words: [///homelands.sundial.apples](https://homelands.sundial.apples)

### 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 75mbps 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 - Likely

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.

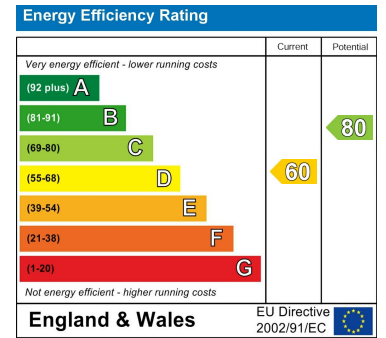
## Floor Plan



## 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.