



Penwaun Villa , St. Dogmaels, SA43 3NR

£385,000

An opportunity to acquire a unique Three Bedroom Detached Bungalow set within a generous sized plot with gardens surrounding the property and a fenced garden area to the side. with countryside and distant sea views overlooking Gwbert. Enjoying ease of access to the popular coastline of Poppit Sands, Ceibwr and St Dogmaels. With Bridle Paths and Footpaths nearby, ideal for the walking enthusiast. The accommodation comprises: Porch, Hall, Living/Dining Room, Conservatory, Kitchen, Utility, Three Bedrooms and a Family Bathroom. Externally the property is accessed from a B road, and provides a detached single open shed and parking to the front. The gardens extend around all sides of the property and offer stunning far reaching views, it includes areas of lawn, a seating area, an enclosed dog proof rear garden, and further fenced garden area to the side with timber stables.

Situation

St Dogmaels is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan (1.3 miles away). St Dogmaels is steeped in history with the ruins of the 12th century Abbey at its heart. The Abbey offers a great venue in the summer for Shakespearean plays and the village offers cafes and pubs, a local shop, and garage, places of worship and a primary school. St Dogmaels is also the start (or end) of the 186 miles long Pembrokeshire Coastal Path. And the popular sandy beach of Poppit Sands is only a short drive away. Nearby Cardigan town offers a range of amenities including; a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure center, restaurants and coffee shops, and many local shops.

Directions

From Cardigan, proceed along the A487 (Fishguard) and take the right hand turning signposted for Moylegrove. Take the next right hand turning and the property will be found on the left hand side.

Description

An exciting opportunity to acquire a three bedroom detached bungalow in this rural location, with convenient road links to neighbouring towns. Penwaun Villa enjoys far reaching views over adjoining countryside and towards the sea.

Upvc double glazed door to:-

Porch

Upvc double glazed windows, radiator, tiled floor, door to:-

Hall



Radiator, Upvc window to the rear, cloaks cupboard.

Living Room



Upvc window to the front, radiator, log burner in tiled hearth.

Dining Room



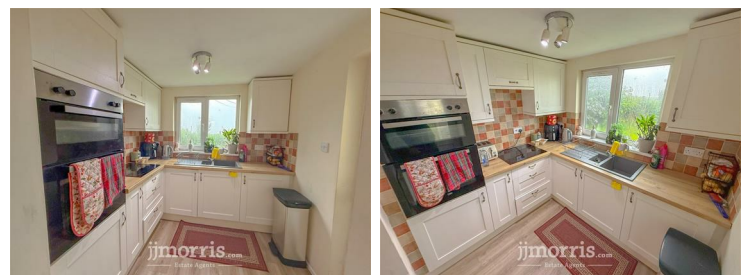
Radiator, door to:-

Conservatory



Upvc double glazed windows, radiator, double French doors, tiled floor.

Kitchen



Having a range of wall and base units, worktop surfaces, Belfast sink with mixer tap over, void and plumbing for washing machine, electric cooker, radiator, Upvc window, Upvc door to:-

Utility Room



Upvc windows to side, Upvc door, tiled floor, radiator.

Bedroom One



Upvc window to the front, radiator, feature cast iron fireplace.

Bedroom Two



Upvc window to the rear, radiator, feature cast iron fireplace.

Bedroom Three

Upvc window to the rear, radiator.

Bathroom



Upvc window to the rear, low flush WC, panel style bath with electric shower over, sink unit, heated towel rail.

Carport/Open Garage

To the front of the property, with parking area.

Outside

Externally, there is a car port to the side and the property is accessed via a wooden gate with lawned garden to the front and path leading to the bungalow. To the side of the garden there is a paddock with fenced boundary and stabling to the rear. The lawned garden wraps around the side of the property to the rear and is an ideal place to sit and relax and to enjoy the open countryside views or for outside dining or entertaining

Services, etc.

Services - Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority - Pembrokeshire County Council

Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///indoors.strutting.homing

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 ultrafast broadband available, with speeds up to Standard 0.1mbps upload and 1mbps download and Ultrafast 220mbps upload and 1800mbps 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.

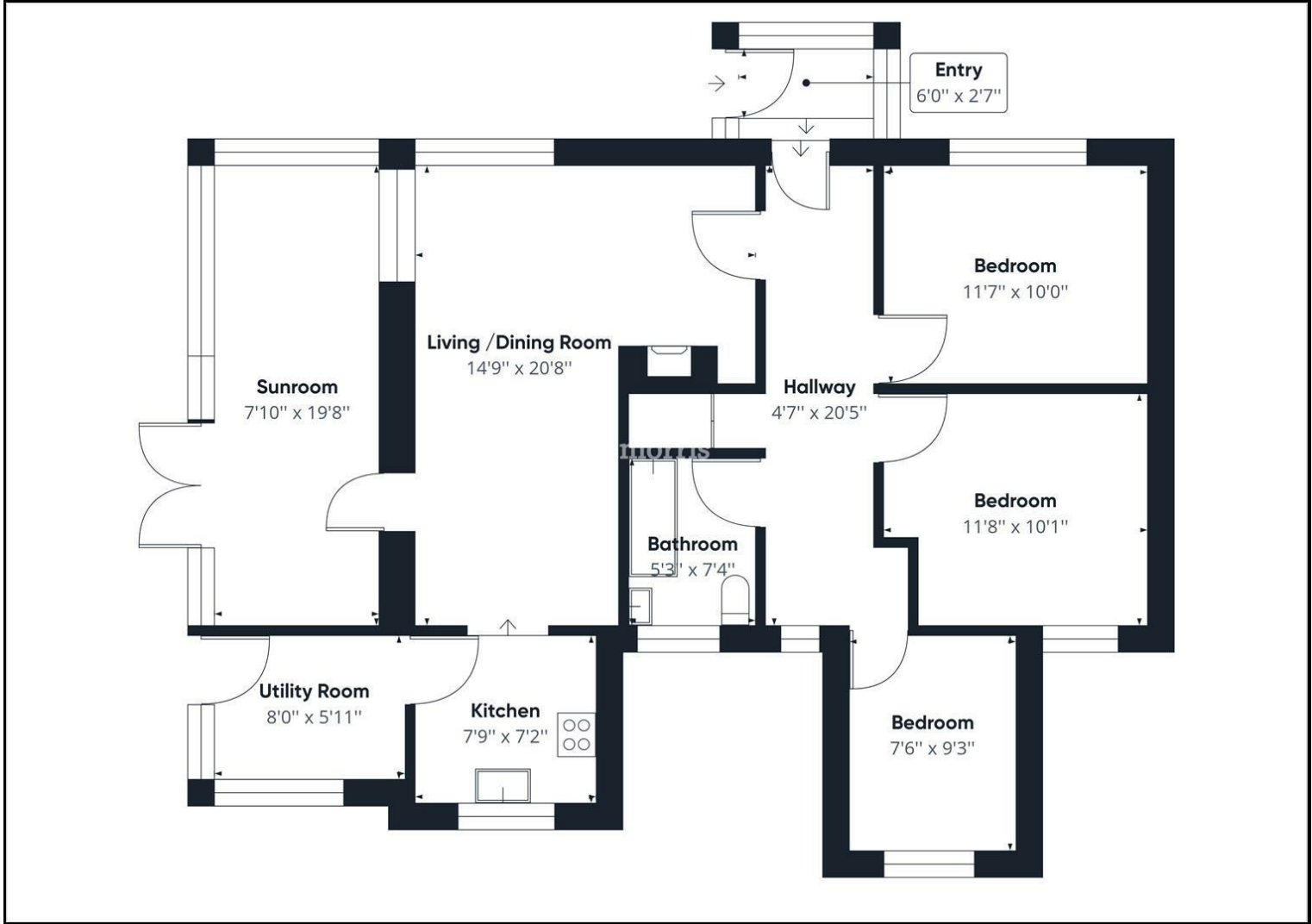
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage

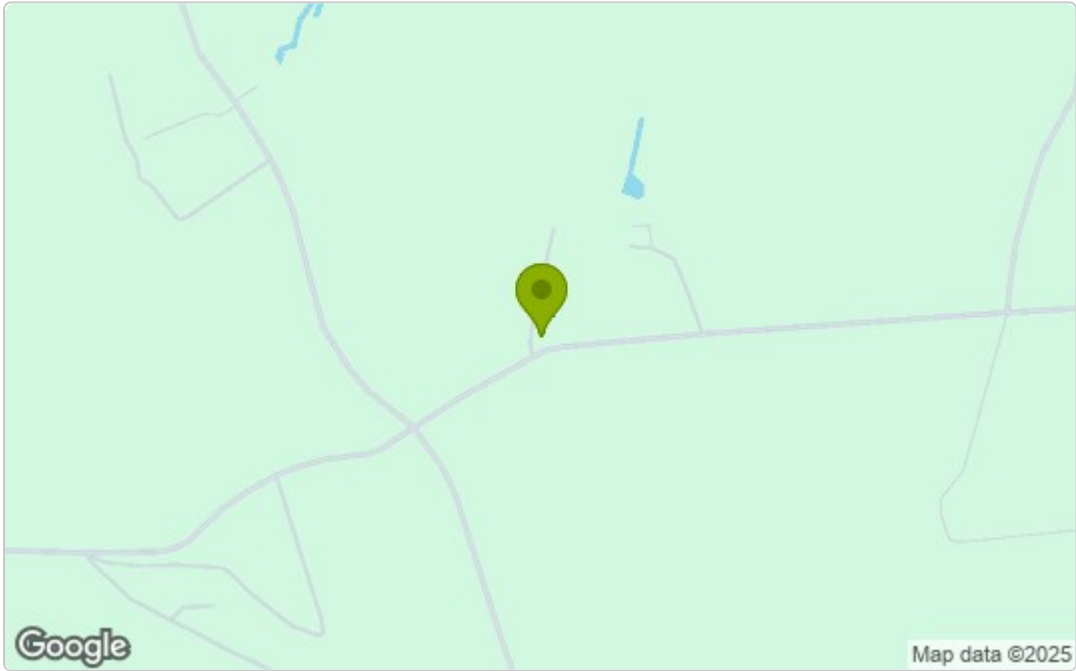
EE - Good outdoor and indoor
Three - Good outdoor and indoor
O2 - Good outdoor and indoor
Vodafone. - Good outdoor and indoor

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.

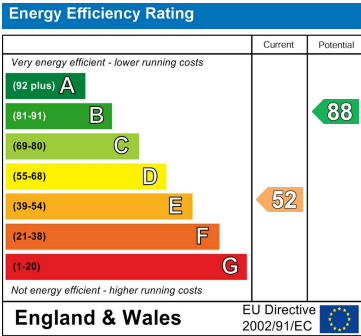
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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