



Underhill Cottage Alltfach, St. Dogmaels, SA43 3HA

£250,000

Situated in the charming coastal village of St. Dogmaels, this delightful detached cottage offers a perfect blend of traditional character and modern comfort.

With four spacious bedrooms, this property is ideal for families or those seeking a peaceful retreat by the sea.

Upon entering, you are welcomed into two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The cottage's layout provides a warm and homely atmosphere, enhanced by its picturesque surroundings. The well-appointed bathroom ensures convenience for all residents.

The property boasts additional parking, a valuable feature in this quaint village, allowing for easy access to the local amenities and stunning coastal walks.

St. Dogmaels is renowned for its beautiful scenery and rich history, making it an ideal location for those who appreciate nature and community spirit.

Wooden door with glazed panel opens to:

Hall



Tiled flooring, radiator, stairs rise off, doors to:

Living Room



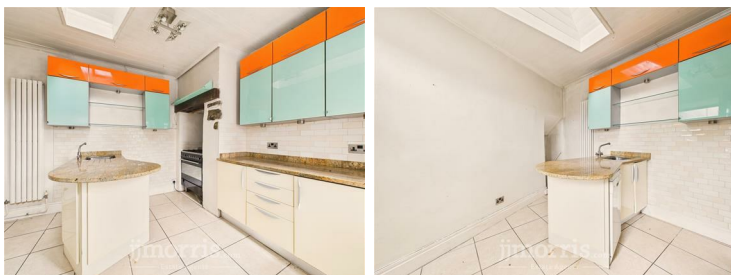
Window to the front elevation, radiator, feature fire surround with inset wood burning stove set on a tiled hearth. Glazed doors lead to:

Dining Room



uPVC double glazed window to the rear, tiled flooring, feature fire place with gas fire. steps lead up to:

Kitchen



A modern fitted kitchen comprising a range of wall and base units with granite work tops and upstands, range style

cooke with concealed extractor fan, inset sink unit, glazed display shelving, tiled walls, vertical radiator, tiled flooring. Window and door to the side. Velux roof window.

Utility Room



Base cabinets with work surface over, stainless steel sink unit, tiled splash back, void and plumbing for washing machine. Tiled splash back and flooring, uPVC door and window to the rear, radiator.

First Floor

Landing

Stairs to second floor, doors to:

Bedroom One



Window to the front, radiator, exposed floorboards.

Bedroom Two



Window to the rear, radiator, ornamental fireplace, painted floor boards.

Bedroom Three



Window to the front, built in wardrobe, door to the outside.

Bathroom



A four piece suite with roll top bath, shower enclosure with electric shower, pedestal hand wash basin, tiled walls, Velux roof window.

Second Floor

Turned staircase with Velux roof window, leads to:

Bedroom Four



With large Velux roof window, exposed wooden flooring, window to the side, eaves storage. Ensuite area comprises: wc, corner shower enclosure, wall mounted basin.

Externally

Off street Parking is included, opposite the property

Utilities & Services

Heating Source: Mains gas central heating

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

What3Words: ///rockets.static.muscular

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 11mbps download and Superfast 20mbps upload and 79mbps 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

Three - Good outdoor

O2 - Good outdoor, variable indoor

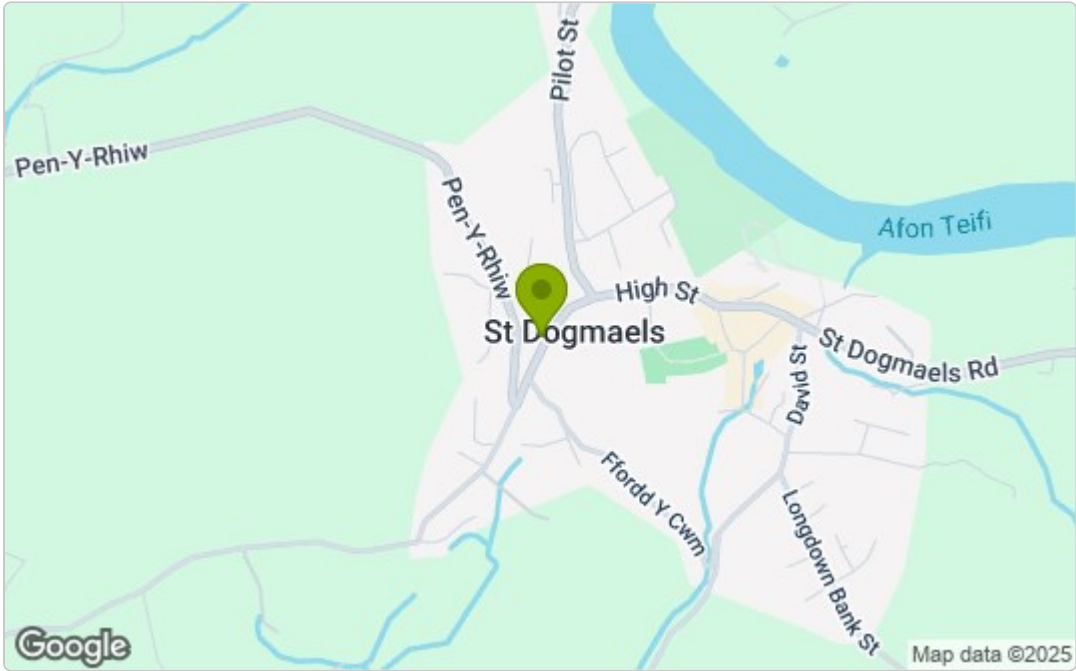
Vodafone. - Good outdoor

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



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.

Energy Efficiency Graph

