



**3 David Street, St. Dogmaels – SA43 3HT**

Cardigan

**£225,000**



## 3 David Street

St. Dogmaels, Cardigan

A deceptively spacious two double bedroom cottage, with open plan living accommodation comprising: Entrance Hall, Living / Dining / Kitchen and to the first floor Two Bedrooms and a Bathroom.

Outside the property benefits from a Garden to the rear along with uPVC double glazing and gas fired central heating. No Onward Chain.

Council Tax band: B

Tenure: Freehold

- Popular Village Location
- Mains Gas Fired Central Heating
- Open Plan Living / Dining / Kitchen
- Rear Garden
- Two Bedroom Cottage
- Bathroom with Utility Space



## Situation

The village of St Dogmaels is approximately 2 miles from Cardigan Town. In the village you will find a range of basic amenities which include places to eat and drink, local shop and a regular market. The popular Poppit sands beach is also close by.

## Covered Entrance

### Hall

Radiator, tiled floor, stairs rising off.

### Living Room

Dimensions: 6.17m x 3.28m (20'3" x 10'9"). Upvc window to the front, wooden fire surround with inset gas fire, recessed spot lights, radiator, telephone point.

### Dining Room

Dimensions: 4.29m x 3.58m (14'1" x 11'9"). Velux roof window, radiator, understair cupboard, spot lights, door to:

### Kitchen

Dimensions: 3.48m x 3.00m (11'5" x 9'10"). Having a range of wall and base units, stainless steel sink unit with 2 bowls, drainer and mixer tap over, 5 ring gas hob with stainless steel splash backs, food preparation area and extractor fan, void for fridge and freezer, retro style radiator, tiled floor, 4 Upvc windows to three sides, spot lights, uPVC door to rear garden.

## FIRST FLOOR

### Landing

Doors lead to:

### Bedroom One

Dimensions: 4.19m x 3.53m (13'9" x 11'7"). Upvc dormer window to front, radiator.

## Bedroom Two

Dimensions: 3.58m x 2.41m (11'9" x 7'11"). Upvc dormer to rear, radiator.

## Bathroom

Dimensions: 4.11m x 2.06m (13'6" x 6'9"). A four piece suite comprising: low flush WC, pedestal hand wash basin, bath, corner shower, extractor fan, loft access. Upvc frosted window to the rear, heated towel rail and radiator, Cupboard housing Worcester boiler and slatted shelving. Wardrobe storage cupboard with void and plumbing for washing machine.

## Outside

The property benefits from a good sized rear garden which has been well planted and provides a elevated patio area, shrub planters, timber shed and a rear access gate.

## Parking

There is no parking at the property but it does qualify for a modestly priced (£29) Car Parking Permit in the village car park, which is a short walk away. Car parking is free from October until March.

## Utilities & Services

Heating Source: 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 B What3Words: ///hoops.flattens.norms



## 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.

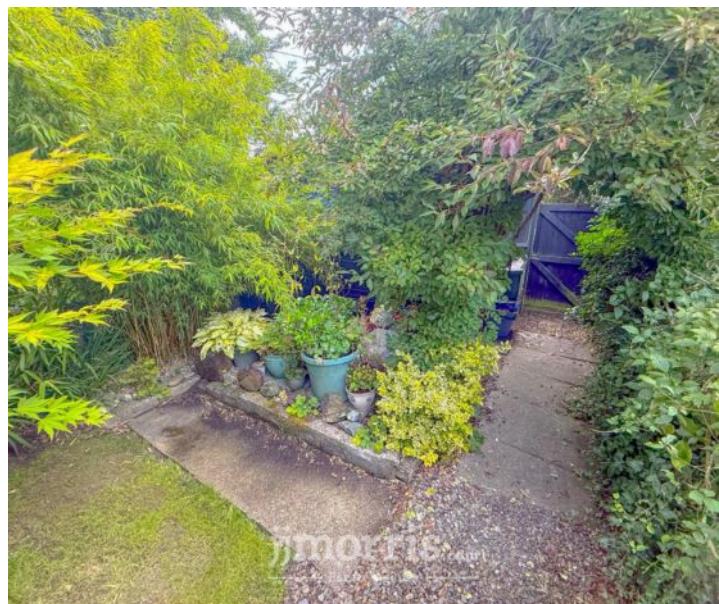
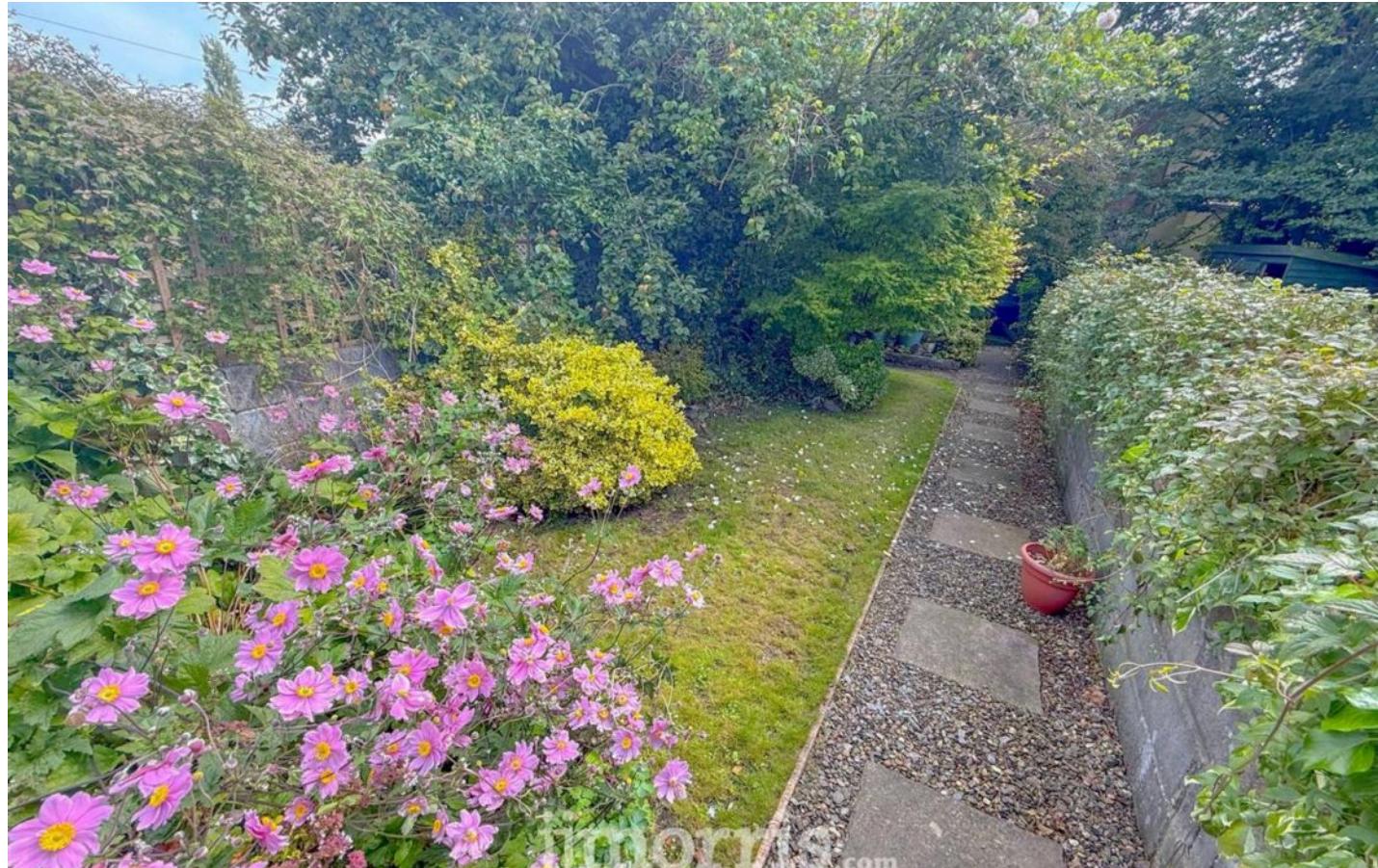
## Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 12mbps download and Superfast 20mbps upload and 80mbps 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, variable indoor 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.









**jjmorris**.com

## JJ Morris Cardigan Office

J J Morris, 5 High Street – SA43 1HJ

01239612343 • [cardigan@jjmorris.com](mailto:cardigan@jjmorris.com) • <http://jjmorris.com>

