



3 David Street, St. Dogmaels, SA43 3HT

£225,000

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.

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

Grey Composite Entrance Door with glazed panel opens to:

Hall



Radiator, tiled floor, stairs rising off.

Living Room 20'3" x 10'9" (6.17m x 3.28m)



Upvc window to the front, wooden fire surround with inset gas fire, recessed spot lights, radiator, telephone point.

Dining Room 14'1" x 11'9" (4.29m x 3.58m)



Velux roof window, radiator, understair cupboard, spot lights, door to:

Kitchen 11'5" x 9'10" (3.48m x 3.00m)



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 13'9" x 11'7" (4.19m x 3.53m)



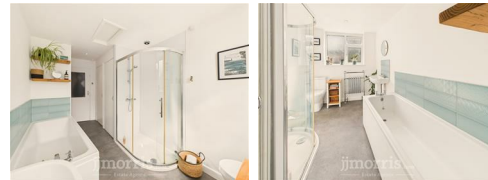
Upvc dormer window to front, radiator.

Bedroom Two 11'9" x 7'11" (3.58m x 2.41m)



Upvc dormer to rear, radiator.

Bathroom 13'6" x 6'9" (4.11m x 2.06m)



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

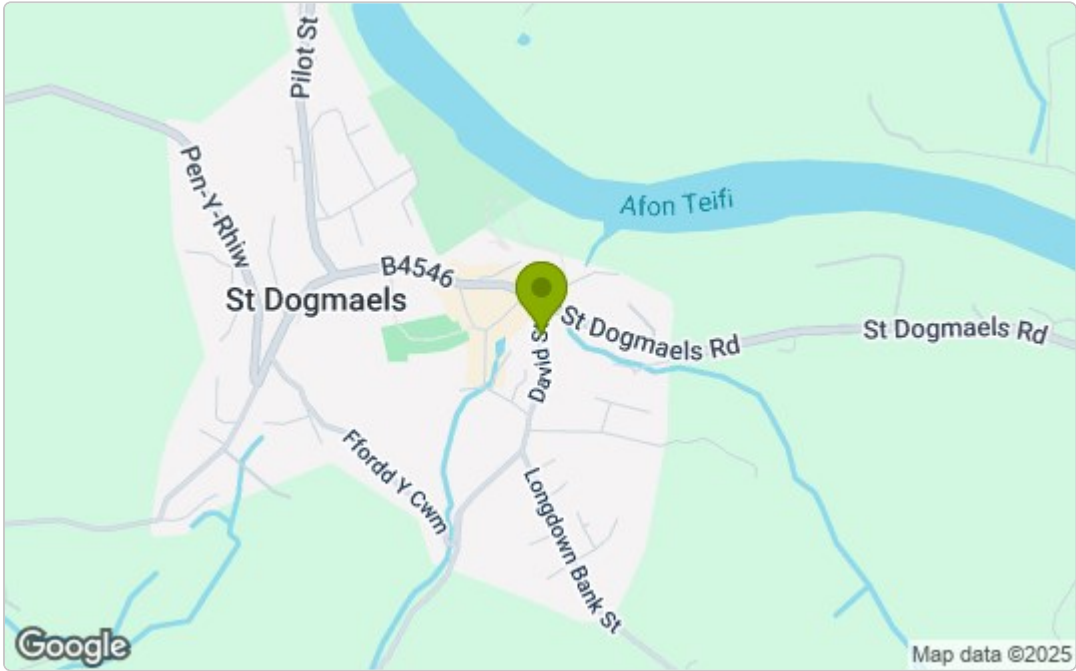
Vodafone. - Good outdoor

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.

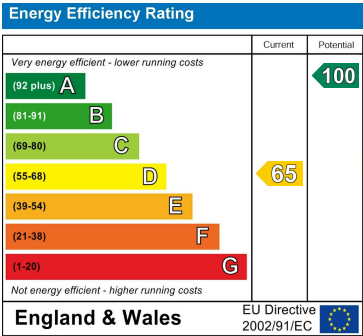
Floor Plan



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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