



jjmorris.com



Y Wennol High Street, St. Dogmaels

£330,000 Freehold

Four Bedroom House • Off Road Parking & Garage • Gardens • Popular Location

Contact Cardigan Office



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Front Porch

Wooden glazed door, tiled floor, uPVC double glazed windows, door to:-

Living Room

Oak wood flooring, uPVC double glazed window, radiator, log burner with brick hearth, door to:-

Hallway

Oak wood flooring, stairs to the first floor, understairs storage, doors to:-

Office

Oak wood flooring, storage shelves, radiator.

Kitchen

Having a range of wall and base units with wood effect worktops, ceramic sink with mixer tap over, integrated dishwasher, oven and induction hob with extractor fan over, kitchen island with storage unit under, uPVC double glazed windows, ceramic tiled floor, double doors opening to rear patio.

Pantry

Tiled floor, storage shelves.





Utility

Having a range of wall and base units, stainless steel sink with mixer tap over, tiled splash back, double glazed windows, tiled floor, stable door to rear patio.

WC

Hand wash basin, WC.

Garage

Double glazed window, double garage doors, storage cupboard.

Landing

Velux window, loft hatch, doors to:-

Bedroom One

Wooden floor, radiator, exposed timber beams, uPVC double glazed window, storage shelves.

Bedroom Two

Wooden floor, radiator, exposed timber beams, uPVC double glazed windows.

Bedroom Three

Double glazed window, radiator.

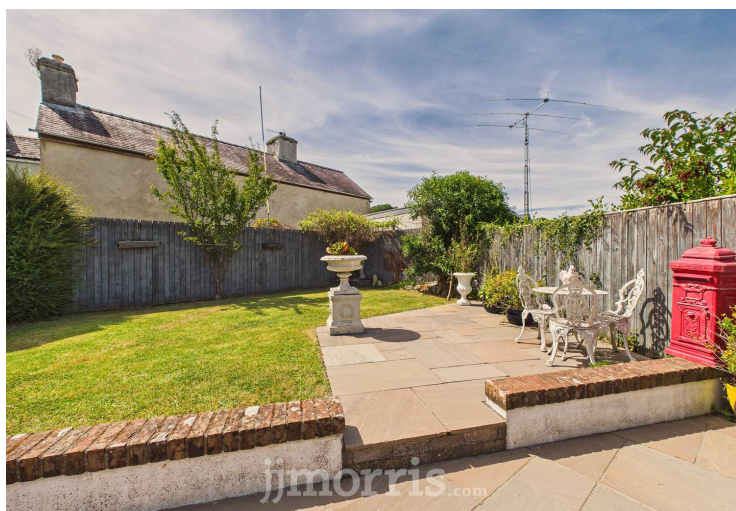
Bedroom Four

Double glazed window, radiator.

Bathroom

Shower, vanity unit with hand wash basin, corner bath, WC, towel rail, non-lip vinyl floor, tiled walls, double glazed windows.





Utilities & Services

Heating Source: Gas central heating. Underfloor heating in kitchen, utility, downstairs toilet and pantry.
 Services: Electric: Mains Water: Mains Drainage: Mains
 Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band D
 What3Words: ///servants.subject.inventors

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.



Garden

The property benefits from off-road parking as well as a private rear garden with patio area leading off the kitchen, as well as a raised lawned area.

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](https://www.ofcom.gov.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.

