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**Min Yr Afon Pilot Street, St. Dogmaels – SA43 3EY**  
Cardigan

Offers in Region of £285,000



## Min Yr Afon Pilot Street

St. Dogmaels, Cardigan

Council Tax band: C

Tenure: Freehold

- Elevated balcony to take advantage of the estuary views to the rear.
- A deceptively spacious cottage with accommodation set across three floors.
- Externally, the property benefits from parking, balcony and low maintenance gardens.





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#### Ground Floor

##### Vestibule

Fuse box, tiled flooring. Glazed door to:

##### Sitting Room

Double glazed window to the front, feature fireplace with coal effect gas fire, tiled hearth and backing, wall lights, dado rail, radiator.

##### Living Area

Double glazed sliding doors to balcony which is an ideal place to sit out taking in the estuary views, wall lights, radiator, wood effect flooring, stairs lead to the lower ground and first floors.

##### Lower Ground Floor

##### Kitchen/Dining Room

Having a range of wall and base units with work top surfaces, stainless steel sink unit, gas cooker with extractor fan over, space for fridge/freezer, plumbing for washing machine, windows to the rear, part tiled walls, tiled floor, radiator. Wall mounted Valiant gas fired boiler, under stairs storage cupboard, Wooden stable door leads out to the rear garden.

##### WC

Low flush WC, integrated hand wash basin with unit, part tiled walls, tiled floor, radiator.

#### FIRST FLOOR

##### Landing

Loft access with pull down ladder and is part boarded with a light. Radiator, linen cupboard. Doors to:

##### Bedroom One

Double glazed window, radiator, dado rail.



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## **Bedroom Two**

Double glazed window, radiator.

## **Bedroom Three**

Upvc gable window, exposed beams, wood flooring, radiator, vaulted ceiling, wall lights.

## **Shower Room**

Velux window, walk-in shower with electric shower, pedestal hand wash basin, low flush WC, heated towel rail, radiator, part tiled walls.

## **Externally**

The property benefits from off-road parking to the side. To the rear the garden has been designed with ease of maintenance in mind with a patio and seating area with steps leading down to the decorative gravel.

## **Utilities & Services**

Heating Source: Mains gas central heating. Services:

Electric: Mains Water: Mains Drainage: Mains Gas; Mains

Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band C What Three Words:

///homelands.sundial.apples

## **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 0.9mbps upload and 8mbps download and Superfast 20mbps upload and 75mbps 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 indoor mobile coverage EE Voice - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Likely & Data - Likely Vodafone. Voice - Limited & Data - Limited 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.









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