





5 Pembroke Terrace High Street, St. Dogmaels

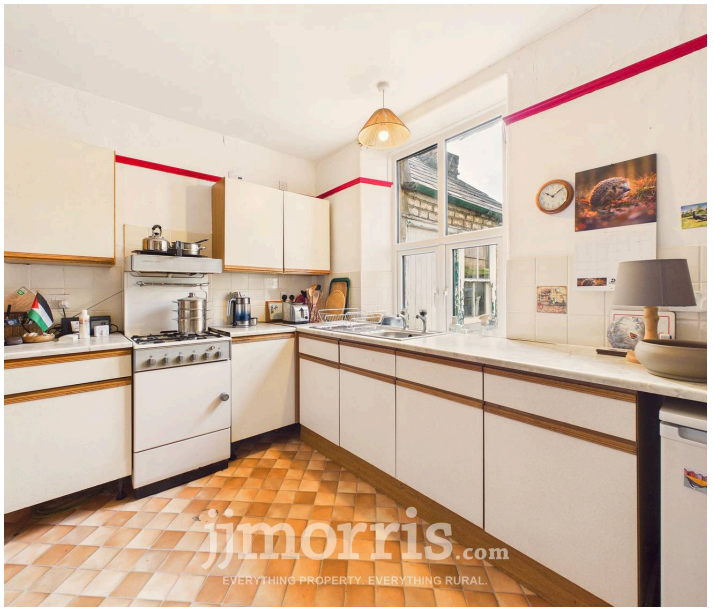
£185,000 Freehold

Two Bedroom Cottage with Loft Rooms • Living Room, Kitchen & Utility • Garden

Contact Cardigan Office

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Front Entrance
Wooden door, tiled floor, wooden glazed door to:-

Hallway
Tiled floor, radiator, stairs rising to first floor, doors to:-

Living Room
Wooden flooring, radiator, sash window, fireplace with slate hearth and timber surround, picture rail, understairs storage.

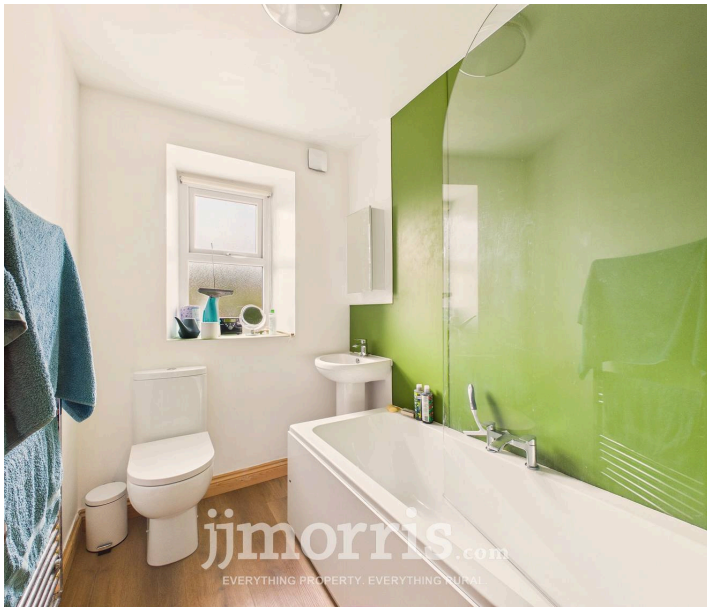
Kitchen
Having a range of wall and base units with stainless steel sink unit and tiled splashback, storage shelves, log burner on a slate hearth, picture rail, vinyl flooring, radiator, uPVC window.

Utility
Having a range of wall and base units, stainless steel sink unit with mixer tap over, sash window, storage shelves, door to rear garden.

Bedroom One
Radiator, sash window, fireplace.

Bathroom
Hand wash basin, WC, bath with shower over, towel rail, wood effect laminate flooring, uPVC window.

Bedroom Two
Wooden flooring, radiator, uPVC double glazed window.

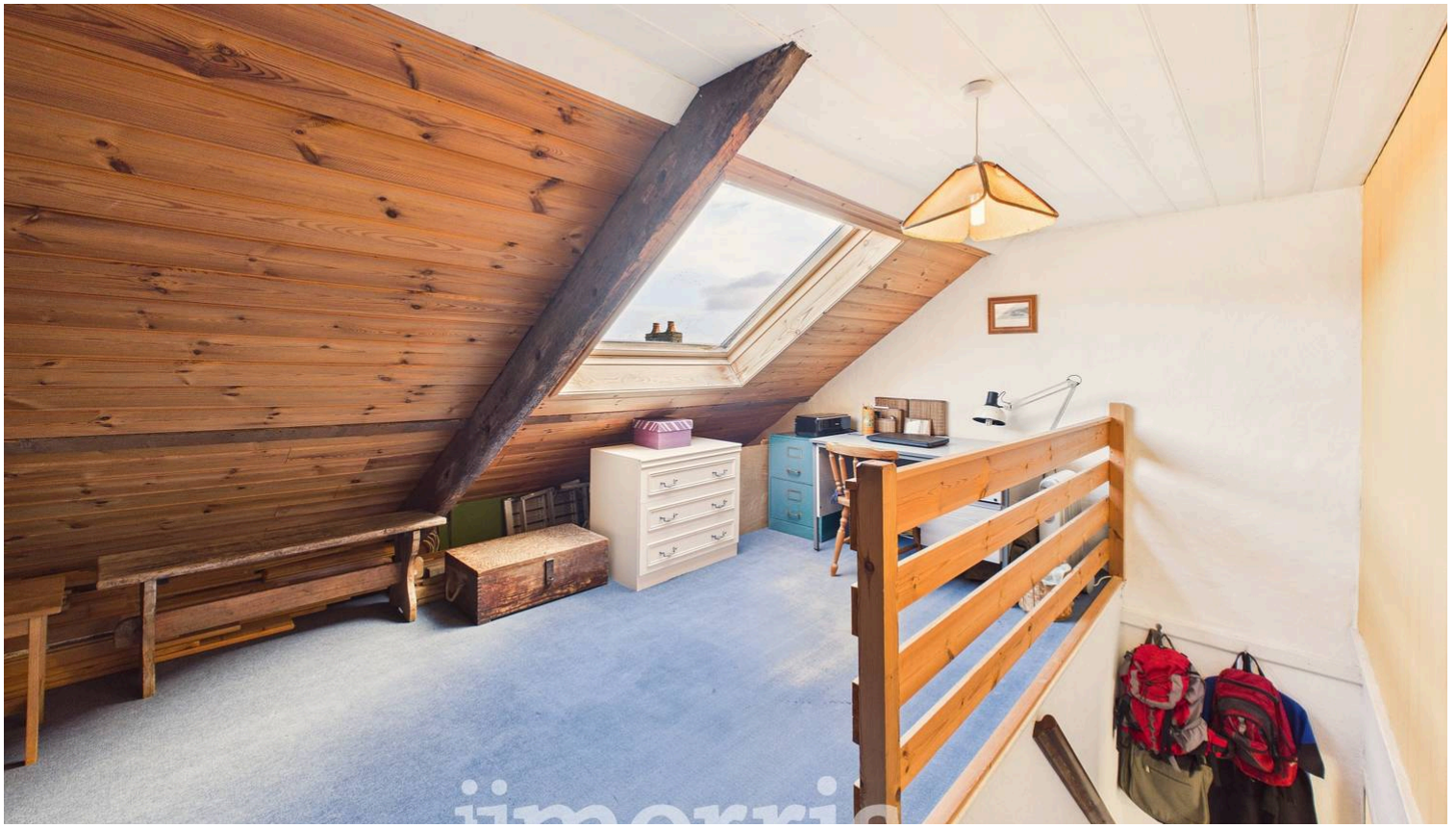




Loft Space
Radiators, Velux window, storage room.

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 C What3Words: Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band C What3Words: ///truth.ironic.awakening

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 14mbps 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, variable indoor. Three - Good outdoor and indoor. O2 - Good outdoor. 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.





GARDEN

The property benefits from a private patio area, with a useful storage shed to the side. Steps lead up to a generous sized lawned garden with additional storage sheds offering further practical storage space.



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